

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

MARCH 17, 2026

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, March 17, 2026 via zoom teleconference.

ATTENDANCE

Present: Michael Burton, President
Len Kranser, Secretary
Mike Winterhalter, Treasurer (6:45 P.M.)
Kathleen Barbaresi, Director
Mike Friedman, Director
Marc Kazarian, Director
Steve Sapra, Director
Len Shulman, Director

Absent: Darrin Campbell, Vice President

Management: Elizabeth Reed, CMCA, AMS
Keystone Pacific Property Management

CALL TO ORDER

The meeting was called to order at 6:35 P.M. by President, Michael Burton.

HOMEOWNER FORUM

Two homeowners were in attendance to compliment the Board, share suggestions for managing coyotes, and to listen to the meeting.

CONSENT CALENDAR

A "consent calendar" has been prepared to expedite the business decisions. One motion will approve all items on the consent calendar. Upon motion duly made and seconded:

- A. **Resolved:** To approve the minutes from the February 17, 2026 General Session meeting, as submitted. **7/0**
- B. **Resolved:** To ratify approval of the pocket park lighting and solar bollards, in the amount of \$6,000.00.
- C. **Resolved:** To ratify approval for fruit suppression treatment from Park West to treat the entry olive trees, in the amount of \$2,135.28.

End of Consent Calendar: **7/0** Motion passed.

BUSINESS ISSUES

A. Treasurer's Report – and February 28, 2026 Financial Statements

The Board reviewed the Treasurer's Report prepared by Director Winterhalter. Upon motion duly made and seconded:

Resolved: To accept February 28, 2026 Financial Statements, as submitted. **8/0**

B. PCH Irrigation and Planting Proposal

Board reviewed the proposal from Park West to add the SCWD approved irrigation and plants to the N. PCH landscape. Upon motion duly made and seconded:

Resolved: To pend this item until additional bids are received and reviewed for comparison. **7/0**

C. VSI Gate Access Upgrade Proposal

Board reviewed the proposal from VSI to replace readers, software, wiring, gate hardware and gate hold open buttons in the total amount of \$46,143.02. Upon motion duly made and seconded:

Resolved: To approve the proposal from VSI to upgrade gate access components, in the amount of \$46,143.02. **8/0**

D. Entry Pavers Maintenance and Power Wash

This item has been pended until Director Campbell can update the Board on his findings and recommendations. No formal board action taken.

E. Pavilion Closet Upgrade Proposals

The Board reviewed proposals from Monarch Development and Stud Construction to upgrade the pavilion closet. Fine tuning of the Monarch Dev. Proposal was requested, specific to the costs to upgrade any panels which may already be upgraded by OC Solar. Upon motion duly made and seconded:

Resolved: To approve the proposal from Monarch Development and Design to renovate the pavilion shed in the amount of \$56,842.25. **8/0**

F. Street Repair Proposals

Director Winterhalter shared the two proposals and the various options from Hardy & Harper and Century Paving for street and curb and gutter repairs. Upon motion duly made and seconded:

Resolved: To approve the proposal from Hardy & Harper to include options 1, 4, 5, 6 and 2A, 3A-B, E (less sq. feet), F and G for a total of \$811,035.00. **8/0**

G. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on 2/23/26. There were 4 reviews, 2 updates, and 3 completions pending sign off. Next meeting is scheduled for 3/30/26.

The Board discussed the need for neighbor awareness for projects. No Board action taken.

B. Tree Review Committee

Director Friedman is working on a new issue concerning 231 MBD. No Board action taken.

C. Landscape Committee

The intention for trimming the Neptune Park hedge is to bring it low enough to be maintained by the regular crew. Upon motion duly made and seconded:

Resolved: To approve the proposal to complete 2 trims of the Neptune Park hedge, with the intent to lower and even the top, in the total amount of \$11,200.00. **8/0**

D. Beach Club Advisory Committee

Canopy has been installed. No Board action taken.

E. Access Gate Entry Representative

Recent reports and updates were reviewed. No Board action taken.

F. Facilities/Maintenance Committee

No Board action taken.

G. Emergency Committee

Director Friedman noted an upcoming meeting between the Resort/Waldorf Astoria, the Committee and Ember Fire Protection to review Embers submitted proposal to harden the Beach Club area to disasters. No Board action taken.

H. Social/Welcome Committee

No Board action taken.

I. Financial Statement

No Board action taken.

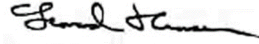
ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:11 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, April 21, 2026 via teleconference.

ATTEST

Signature _____

Signed by:



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Date _____

4/24/2026 | 1:10 PM PDT