

**MONARCH BAY ASSOCIATION**

**GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS**

**APRIL 21, 2026**

**\*\*\*MINUTES\*\*\***

**NOTICE** Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, April 21, 2026 via zoom teleconference.

**ATTENDANCE**

Present: Len Kranser, Secretary  
Kathleen Barbaresi, Director  
Mike Friedman, Director  
Marc Kazarian, Director  
Steve Sapra, Director  
Len Shulman, Director

Absent: Michael Burton, President  
Darrin Campbell, Vice President  
Mike Winterhalter, Treasurer

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

**CALL TO ORDER**

The meeting was called to order at 6:55 P.M. by Secretary, Len Kranser.

**HOMEOWNER FORUM**

Two homeowners were in attendance 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 March 17, 2026 General Session meeting, as submitted.
- B. **Resolved**: To ratify approval of the removal of the palm tree along PCH, in the amount of \$2,160.00.  
**Resolved**: To ratify approval of removal of two Eucalyptus trees along PCH, in the amount of \$3,800.00
- C. **Resolved**: To ratify approval for bougainvillea shrubs to be installed, in the amount of \$2,100.00.
- D. **Resolved**: To ratify approval of an additional \$2,658.00 for trenching of conduit.

End of Consent Calendar: **6/0** Motion passed.

## **BUSINESS ISSUES**

### **A. Treasurer's Report – and March 31, 2026 Financial Statements**

Upon motion duly made and seconded:

**Resolved:** To accept March 31, 2026 Financial Statements, as submitted. **6/0**

### **B. Neptune Park Lighting Enhancement**

Board reviewed the proposal from Power Amp to install two (2) motion sensor lights to the rear of the dog park. Upon motion duly made and seconded:

**Resolved:** To approve the proposal from Power Amp to install two motion sensor lights to the park, in the amount of \$4,500.00. **6/0**

### **C. Neptune Park Turf Renovation**

Board reviewed the proposal from Park West to install St. Augustine turf in the dog park. Upon motion duly made and seconded:

**Resolved:** To pend this item to the May meeting. **6/0**

### **D. Holiday Lighting Proposal**

The Board reviewed the proposal from California Christmas to install the holiday lights and décor, in same scope as 2025. Upon motion duly made and seconded:

**Resolved:** To approve the proposal from California Christmas to install the holiday lights and décor, in the amount of \$16,000.00. **6/0**

### **E. Management Items**

No Board action taken.

## **COMMITTEE REPORTS & ITEMS OF INTEREST**

### **A. Architectural Committee**

The ACC met on 3/31/26. There were 6 reviews, 1 update, and 6 completions pending sign off. Next meeting is TBD. The April meeting was cancelled since no submissions were received by the deadline. No Board action taken.

**B. Tree Review Committee**

No Board action taken.

**C. Landscape Committee**

No Board action taken.

**D. Beach Club Advisory Committee**

Canopy has been installed. New menu items are added. The gate at the golf course has been repaired. No Board action taken.

**E. Access Gate Entry Representative**

Recent reports and updates were reviewed. Noted to Management that the exit BCD gate needs grease.

Upon motion duly made and seconded:

**Resolved:** To approve the Kings Security contract rate increase of \$2,500/month with no increase in May 2027. **6/0**

**F. Facilities/Maintenance Committee**

Reports and recent actions taken to resolve the internet issues at main gate were discussed. No Board action taken.

**G. Emergency Committee**

Director Friedman shared the Committee's request for better walkie talkie radios (six at \$600) bullhorns and to have Patrol monitor OC Alerts and send out prepared texts to the membership based on the emergency level. Upon motion duly made and seconded:

**Resolved:** To approve allowing Guard/Patrol to send specific alerts to membership for certain threats, without the need to confer with the Board members. **5/1** (Director Kranser against)

**H. Social/Welcome Committee**

No Board action taken.

**I. Financial Statement**

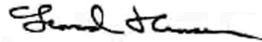
No Board action taken.

**ADJOURNMENT**

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 7:47 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, May 19, 2026 via teleconference.

**ATTEST**

Signature \_\_\_\_\_

Signed by:  
  
FEA1880EA77C47C...

Date \_\_\_\_\_

5/21/2026 | 4:06 PM PDT