

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

JUNE 16, 2026

MINUTES

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, June 16, 2026 via zoom teleconference.

ATTENDANCE

Present:	Michael Burton, President Len Kranser, Secretary Mike Winterhalter, Treasurer Kathleen Barbaresi, Director Mike Friedman, Director Marc Kazarian, Director Steve Sapra, Director
Absent:	Darrin Campbell, Vice President Len Shulman, Director
Management:	Elizabeth Reed, CMCA, AMS Keystone Pacific Property Management

CALL TO ORDER

The meeting was called to order at 7:02 P.M. by President, Michael Burton.

HOMEOWNER FORUM

Five homeowners attended to discuss road use fees, safety and communication within the community 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 May 19, 2026 General Session meeting, as submitted.

End of Consent Calendar: **6/0/1** (Director Winterhalter abstain) Motion passed.

BUSINESS ISSUES

A. Treasurer's Report – and May 31, 2026 Financial Statements

Upon motion duly made and seconded:

Resolved: To accept May 31, 2026 Financial Statements, as submitted. **7/0**

B. Ratify Additional Speed Bump Work

A change order to the speed bumps and striping work was required. Upon motion duly made and seconded:

Resolved: To ratify approval of the Hardy & Harper speed bump and striping work, in the amount of \$15,000.00. **7/0**

C. Road Use Management

Director Winterhalter shared his presentation on impacts of large trucks/vehicles on street maintenance and costs. The Board discussed the calculations and proposal for updated costs per large truck for construction projects. This will be reviewed by the ACC for comments and recommendations.

D. Street Patching Standard

Director Winterhalter recommended the additional scope of work required by cities to patch streets be added to the Architectural Guidelines as the required SOW for repairing the street after projects trench. Upon motion duly made and seconded:

Resolved: To approve the city standards for street patching submitted by Hardy & Harper as the Association standard for street repairs after projects complete trenching. **7/0**

E. 2026-2027 Draft Reserve Study

Upon motion duly made and seconded:

Resolved: To approve the draft Reserve Study, as completed by ARS for the 2026-2027 FY. **7/0**

F. Management Items

Management is to find ways to ensure that tenants are receiving the rules and communication. We also will include the following topics for the next Bay Banter: speeding, dogs off leash, and July 4th updates. No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

Next meeting to be held on 6/29/26. Mgmt. to communicate to owners when meetings are held and when projects are due to the ACC. No Board action taken.

B. Tree Review Committee

No Board action taken.

C. Landscape Committee

Reports were reviewed. No Board action taken.

D. Beach Club Advisory Committee

Information regarding July 4th events and procedures is forthcoming. No Board action taken.

E. Access Gate Entry Representative

No Board action taken.

F. Facilities/Maintenance Committee

Facilities reports were reviewed. Upon motion duly made and seconded:

Resolved: To ratify approval of the Radar Loops at the midgate, installed by VSI, after area was re-paved, in the amount of \$4,784.97. **7/0**

G. Emergency Committee

Director Friedman shared updates on the EPC progress for communication to membership including their recent training. Test communication is scheduled for 6/20. They are also reviewing home hardening standards that may be shared with the ACC for future adoption. Fire hardening of homes and community will help prevent spread of catastrophic fires and keep insurance premiums lower. No Board action taken.

H. Social/Welcome Committee

No Board action taken.

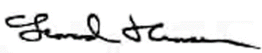
I. Financial Statement

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 8:29 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, July 21, 2026 via teleconference.

ATTEST

Signed by: 
Signature _____ Date 7/22/2026 | 5:55 PM PDT
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