

**MONARCH BAY ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 21, 2026**

Location: Via Zoom Teleconference

<https://kppm.zoom.us/j/83009812022?pwd=PjJmRkRF7YHgSalkx8OOByfO7tvSTz.1>

Meeting ID: 830 0981 2022
Passcode: 006748

******AGENDA******

- I. CALL TO ORDER
 - II. EXECUTIVE SESSION- 6:30 p.m.
 - A. Executive Session Minutes from June 16, 2026
 - B. Homeowner Hearings/Issues
 - C. Legal Correspondence and Discussion
 - D. Fine Report
 - E. Executive Correspondence
 - III. MOTION TO ADOPT OR AMEND AGENDA
 - IV. HOMEOWNER FORUM-7:30 P.M. or Immediately following Executive Session
- Per civil code, members, only, may attend the General Session Board meeting and may share issues with the Board during the designated Homeowner forum. The Board may not take action on any item at a nonemergency meeting unless the item was placed on the agenda included in the notice that was distributed pursuant to subdivision (a) of Section 4920. Homeowners may listen only after the conclusion of Homeowner forum. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.
- V. CONSENT CALENDAR
 - A. General Session Minutes from June 16, 2026
 - B. Ratification of Annual Meeting and Record Dates
 - VI. BUSINESS ISSUES
 - A. Treasurer's Report and June 30, 2026 Financial Statements
 - B. Health and Safety Fines Rule Adoption
 - C. Road Use Management
 - D. Entry Pavers Maintenance and Power Wash
 - E. Mall Area ADA
 - F. Charging Station Proposal
 - G. Proposed Parking Rule
 - H. Management Items

**MONARCH BAY ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, JULY 21, 2026**

Location: Via Zoom Teleconference

VII. COMMITTEE REPORTS

- A. Architectural Committee
- B. Tree Review Committee
- C. Landscape Committee
 - 1. Park West Shrub Removal
- D. Beach Advisory Committee
 - 1. Beach Club Membership Donation
- E. Access Gate Entry Representative
 - 1. Guard Summer Bonus
- F. Facilities/Maintenance Representative
- G. Emergency Committee
- H. Social/Welcome Committee
- I. Financial Statements

VIII. NEXT MEETING DATE – August 18, 2026 via zoom.us

IX. ADJOURNMENT

X. CORRESPONDENCE

For assistance with joining the meeting, contact Management at ereed@keystonepacific.com

Join instructions

https://kppm.zoom.us/join/83009812022?signature=VGcJBBZ6XRblkFFrFuDhylvSR9c7TW7f_MMnZN6Sck0