MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

JULY 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, July 21, 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 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 6:41 P.M. by President, Michael Burton.

HOMEOWNER FORUM

Three homeowners attended to discuss a member directory 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 June 16, 2026 General Session meeting, as submitted.

B. **Resolved:** To ratify the Annual Meeting date of September 26, 2026 and Record Date of August 19, 2026.

End of Consent Calendar: **7/0/1** (Director Shulman abstain minutes) Motion passed.

BUSINESS ISSUES

A. Treasurer's Report – and June 30, 2026 Financial Statements

Upon motion duly made and seconded:

<u>Resolved</u>: To accept June 30, 2026 Financial Statements, as submitted. **8/0**

B. Health and Safety Fines Rules Adoption

Board discussed elevating these two issues to Health and Safety violation level. Upon motion duly made and seconded:

<u>Resolved</u>: To approve Dogs off Leash and Dog attacks as a Health and Safety violation. **8/0**

<u>Resolved</u>: To approve Underage Drivers of Golf Carts and E-bikes as a Health and Safety violation. **8/0**

C. Road Use Management

Director Winterhalter shared updated statistics on impacts of various vehicles to street maintenance. No Board action taken.

D. Entry Pavers Maintenance and Power Wash

The Board reviewed the proposals from Canelo to clean and repair the entrance pavers and to purchase additional pavers. Upon motion duly made and seconded:

<u>Resolved</u>: To approve the pressure-wash and polish proposal for $2,429.69. **8/0**

<u>Resolved</u>: To approve the additional pallet pavers in the amount of $1,037.35. **8/0**

<u>Resolved</u>: To approve the repair and replacement of damaged pavers, in the amount of $2,326.04. **8/0**

E. Mall Area ADA

Director Burton relayed requests by community members to review to install ADA access to the Mall walkways. Management is obtain costs and proposal from a consultant.

F. Charging Station Proposal

The Board reviewed the proposal from Power Amp to install a charging pedestal, near the pocket park on Beach Club Drive. Upon motion duly made and seconded:

Resolved: To approve of adding a charging pedestal to the curb area adjacent to the pocket park, in the amount of $4,000.00. **8/0**

G. Proposed Parking Rule

Board reviewed potential rules for guest and/or resident parking. Upon motion duly made and seconded:

Resolved: To approve of sending a proposed rule limiting guest parking, on street to 48 hours, to membership for 28-day comment period. Rule will be reviewed for adoption at the 9/15/26 meeting. **7/0/1** (Director Kranser abstain)

H. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

There were 3 reviews, 3 updates and 2 completions/sign-offs at the 6/29/26 meeting. Next ACC meeting was to be held on 7/27/26. However, no new applications were received. No Board action taken.

B. Tree Review Committee

Director Friedman reported on making arrangement to see the view obstruction at 126. No Board action taken.

C. Landscape Committee

Reports were reviewed. Management is to have an arborist review health of a coral tree for safety. No Board action taken.

D. Beach Club Advisory Committee

The Resort has sold the MBA membership for $33,219.50. Management is to send out a request for charities for donation of the membership fee.
Additional improvements to enhance safety and fire hardening are in progress and review.
No Board action taken.

E. Access Gate Entry Representative

The Patrol reports were reviewed. Upon motion duly made and seconded:

Resolved: To approve a summer guard/patrol lump bonus in the amount of $7,250.00. **8/0**

F. Facilities/Maintenance Committee

Facilities reports were reviewed.
The progress of the mid-gate project was Discussed. This project is actively being worked on with a potential proposal in the next months to be brought to the Board.
A request for reserving Neptune Park for 120 guests was rejected as Neptune Park cannot accommodate that number. Board suggested a limit of party guests at Neptune Park to 50.
No formal Board action taken.

G. Emergency Committee

Director Friedman shared the results of the test broadcast communication. The committee will utilize the data to adjust the Emergency response. No Board action taken.

H. Social/Welcome Committee

Renee Sampedro was in attendance. She requested additional communication from the Beach Club and Management for Resort perks and discounts. 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 8:21 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, August 18, 2026 via teleconference.

ATTEST

Signed by:

Signature______________________ Date 8/19/2026 | 4:46 PM PDT

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