

**MONARCH BAY ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 18, 2026**

Location: Via Zoom Teleconference

<https://kppm.zoom.us/j/85197511298?pwd=xCF1Dnu2soShyWNVdPwlx9iDQuwtEq.1>

Meeting ID: 851 9751 1298
Passcode: 012812

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

I. CALL TO ORDER

II. EXECUTIVE SESSION- 6:30 p.m.

- A. Executive Session Minutes from July 21, 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 July 21, 2026
- B. Ratification of Gate Arm Replacement

VI. BUSINESS ISSUES

- A. Treasurer's Report and July 31, 2026 Financial Statements
- B. 2026-2027 Draft Budget
- C. PCH Irrigation and Landscape Replacement Proposals
- D. Pocket Park Lighting Proposal
- E. Entry Lighting Proposal
- F. Neptune Park Gate Proposal
- G. Charitable Donation Recommendations
- H. Hardy & Harper Seal Coat Proposal
- I. Management Items

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VII. COMMITTEE REPORTS

- A. Architectural Committee
- B. Tree Review Committee
- C. Landscape Committee
 - 1. Landscape Replacement Proposals
- D. Beach Advisory Committee
- E. Access Gate Entry Representative
- F. Facilities/Maintenance Representative
- G. Emergency Committee
- H. Social/Welcome Committee
- I. Financial Statements

VIII. NEXT MEETING DATE – September 15, 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/85197511298?signature=iFrImZJHvbrLekyrZ9oNtU2_A77-rKR82zNEQKeDd4!