

October 2017

MONARCH BEACH MASTER HOMEOWNERS ASSOCIATION

www.monarchbeachhoa.org

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

PROPOSED RULES AND REGULATIONS RECISSION

At the August 28, 2017 General Session meeting, the Board of Directors rescinded the notice of the proposed rule change for open houses and elected to send out a survey to the membership with the election mail out, requesting the preference on whether homeowners are in favor or against open houses for the community. Please make sure to fill out the survey and send it back with your election ballot. If you have any questions, please contact Teresa at tduhoux@keystonepacific.com.

ANNUAL MEETING – NOVEMBER 27, 2017

The Annual Meeting of the Members & Election of the Board of Directors is on November 27, 2017. Election materials will be sent out in mid-October. Remember, your vote counts! This is your chance to make your voice heard. You can return your ballot via mail, in the pre-paid return envelope, or hand carry it to the Annual Meeting on Monday, November 27th. Please contact Management if you do not receive a ballot in October, or if you need another copy. Remember: Adjourned elections are costly, so please help us meet quorum the first time by voting promptly. Thank you!

AUGUST 28, 2017 BOARD MEETING HIGHLIGHTS

- June 26, 2017 General Session Meeting Minutes were approved
- June 30, 2017 and July 31, 2017 Financial Statements were accepted
- Delinquency Report – Liens Placed
- 2018 Draft Reserve Study was approved
- 2018 Proposed Budget and Reserve Maintenance Disclosure was discussed
- Grant's Landscape Proposals were approved
- Reserve MLCD Bk United Investment was approved
- Set Record Date, Appoint Inspectors of Election for the November 27, 2017 Annual Meeting
- The Proposed Rules and Regulations for open houses was rescinded
- Next Meeting: September 25, 2017

BOARD OF DIRECTORS:

President:	David Whitham
Vice President:	Robert Ekstrom
Secretary:	Karyn Whitham
Treasurer:	Steven Shryock
Member at Large:	Daniel Castello

NEXT BOARD MEETING:

October 23, 2017 @ 5:00 PM

Location: Prendiville Insurance Office
24661 Del Prado, Suite 3, Dana Point, CA
Upstairs Conference Room

The final agenda will be posted at the gate and on community website. You may also obtain a copy of the agenda by contacting Management at 949-838-3248.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Teresa Duhoux

Phone: 949-838-3248

Fax: 949-833-0919

tduhoux@keystonepacific.com

Emergency After Hours: 949-833-2600

COMMON AREA ISSUES / DECALS / TRANSPONDERS / GATE KEYS:

Kevin Tan

Phone: 949-838-3264

ktan@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

customercare@keystonepacific.com

GATE HOUSES:

Niguel Entrance: 949-496-8495

Stonehill Entrance: 949-661-9602

STREET SWEEPING:

Second and Fourth Mondays of each month from 8 am – 12 pm. Please inform vendors and/or guests not to park on the streets that morning.

SUB ASSOCIATION INFO:

Keystone Pacific Property Management

Villas 949-833-2600

Marquesa 949-833-2600

Antigua 949-833-2600

Amcor Management

Montego 949-661-7767

Estates 949-661-7767