

DECEMBER 2019

MONARCH BEACH MASTER HOMEOWNERS ASSOCIATION

www.monarchbeachhoa.org

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

THANK YOU FOR YOUR SERVICE, GENA S.!

The Board and Management would like to thank Gena Stinnett for her two years of service as a Board Member for Monarch Beach Master. She has put in tremendous effort on several projects for the community. She has set a strong foundation for years to come for current and future board members. We wish her the best in her future endeavors.



ANNUAL MEETING RESULTS

On December 02, 2019, the Annual Meeting of the Members for the Monarch Beach Master Homeowners Association was conducted and subsequently, the Annual Meeting of the Delegates for the Monarch Beach Master Homeowners Association was held. Pursuant to Section 3.05 of the CC&R's, at the Annual Delegate Meeting, the Delegates present cast votes on behalf of their respective Delegate Districts in the same proportion as all of the voting members in their respective Delegate Districts voted. On behalf of the Board of Directors, Management would like to thank those of you who participated. This year there were two (2) seats available, each for a two (2) year term. The following individuals were elected to serve as Directors:

James D. Cigler - Term Expires November 2021 - 109 Votes Received

Carol McClain - Term Expires November 2021 - 81 Votes Received

The Board of Directors will appoint officers at the next Board of Directors meeting scheduled to be held on January 27, 2020.

In regards to the IRS Revenue Ruling 70-604 results, of the one hundred and fifteen (115) votes cast by the Delegates on behalf of the membership, eighty-three (83) votes were cast in favor of applying excess income to the following year's assessments, four (4) votes were cast against, and twenty-eight (28) votes were cast as abstentions.

BOARD OF DIRECTORS:

James Cigler – TBD
David Whitham – TBD
Paul Jacobs – TBD
Carol McClain – TBD
Jim Bradley – TBD

NEXT BOARD MEETING:

JANUARY 27, 2020 @ 6:30 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 949-430-5807

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

DeLawrence Roby
Phone: 949-430-5807
Fax: 949-377-3309
droby@keystonepacific.com
Emergency After Hours: 949-833-2600

COMMON AREA ISSUES / DECALS / TRANSPONDERS / GATE KEYS:

Robert L. Williams
Phone: 949-503-0342
rlwilliams@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
AMMCOR
Montego 949-661-7767
Estates 949-661-7767

PAYMENT UPDATE:

As a friendly reminder, where to send your assessment payment has changed.

To avoid delays in processing your assessment payments, please update your records.

Your 10 digit account number can be found in your billing statement. The new payment address is:

**PO BOX 513380
Los Angeles, CA 90051-3380**

If you have any questions, please call 949-833-2600.

- For after-hours Association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Monday, January 27, 2020 - Board Meeting @ 6:30 p.m.
Location: Prendiville Insurance Office
24661 Del Prado, Suite 3, Dana Point, CA
Upstairs Conference Room
- Keystone Pacific Closed in Observance for the Following Days -
 - * New Year's Eve - Tuesday, December 31, 2019
 - * New Year's Day - Wednesday, January 1, 2020

**GENERAL SESSION BOARD MEETING HIGHLIGHTS – 12/02/2019**

- The Board approved the October 28, 2019 General Session Board Meeting Minutes
- The Board approved the October 31, 2019 Financial Statement.
- The Board ratified the action of the Executive Committee Decision on November 15, 2019 to approve a proposal from Grant's Landscape to replace faulty irrigation equipment from a total cost of \$2,350.00.
- The Board approved the proposal from Grant's Landscape to install eight (8) yards of mulch for the plants at the Niguel entrance, replace faulty irrigation valve at west corner of Dauphin and Monarch Beach Drive and repair faulty irrigation master valve at lot 10-C for a total cost to NTE \$1,055.00.
- The Board approved the proposal from Grant's landscape to remove eighteen (18) flax plants and install eighteen (18) 5-gallon Red Pentas for a total cost of \$810.00.
- The Board approved the re-stripping of 12 speed bumps in the community proposal from Bostick Company, Inc. for a total cost of \$695.00.
- The Board approved the proposal from Outdoor Dimensions for replacement of two signs for a total cost of 789.18.
- The Board approved the proposal from Inouye Shively & Klatt to perform the 2019 year end audit for a total cost of \$850.00.

GATE OPENING/CLOSING TIMING

There have been a few emails and phone calls that Management received about vehicle gates remaining open at periods of a time. The Board adjusted the timer for the gates to remain open for 99 seconds until it is closed again. This was done to reduce the wear and tear of the gates. This is particularly effective during high traffic times so the gate does not have to continuously open and close for those high traffic time periods. The timer is reset each time a car passes through the gate, so it may give the false illusion that the gate is continuous open. There are times when a gate is stuck open and repair person has to come out the next day to fix it. If you have any questions or concerns about this, please contact Management.