

Central Coast Maintenance Association

Agenda

September 3, 2026

4 PM

Location: Avila Room at the Monarch Clubhouse

Please note that Homeowners logged into Zoom will be able to watch and hear the meeting. Those participating remotely may voice their comments by using the Zoom raised hand feature during Open Forum. Homeowners will then be called on in the order received.

Zoom Login:

<https://hoamco.zoom.us/j/81370658799?pwd=8oMGT1QKgu0xYRkqYgZTG32RxSU0yB.1>

Meeting ID: 813 7065 8799 Passcode: 624356

I. Executive Session

The Board will call an Executive Session prior to the Board meeting at 3 PM.

II. Call to Order/Roll Call

As a reminder, the recording of association meetings is strictly prohibited. The Board will not address the chat box except during Open Forum.

Meeting etiquette review

Call the meeting to order

Roll Call

III. Homeowner Open Forum

Homeowners participating via Zoom (must use "Raise Hand" option on Zoom) or in person may have 3 minutes to present any comments related to Central Coast Maintenance Association.

IV. Consent Calendar Items

A. Announcement of Meeting Notice – August 28, 2026

Meeting notice was sent out to owners in compliance with the civil code.

B. Approval of Previous Meeting Minutes – August 6, 2026

The minutes were provided to the Board for review and approval.

C. Approval of Previous Executive Session Minutes- August 13, 2026

The minutes were provided to the Board for review and approval.

D. Approval of the July 2026 Financials

The Board will review the July 2026 financials for approval and acceptance.

E. Bocce Ball Court Surface Soil Test

The Board will review and approve the ratification of the contract for bocce ball court surface soil testing at an estimated total cost of \$2,115.00.

F. Acknowledgment of Committee Reports/Minutes

- **Buffer Advisory Committee-** No minutes were provided.
- **Advisory and Special Projects Committee-** The minutes from August 10, 2026, meeting were provided to the Board for review.
- **Central Coast Maintenance Association Design Review Committee-** The minutes from the August 27, 2026 meeting were provided to the Board for review.
- **Central Coast Maintenance Association Financial Advisory Committee-** No minutes were provided.
- **Central Coast Maintenance Association Sidewalk Buffer Task Force-** The minutes from the August 2026 meeting were provided to the Board for review.

Central Coast Maintenance Association
Agenda – 9/3/26

- **Compliance Report-** The Board will review the report provided by Management.

V. President's Report

The President may present a report on recent CCMA activity.

VI. Treasurer's Report

The Treasurer may present a report on recent CCMA finances.

VII. HOA Manager's Report

Management may present a report on recent CCMA activity.

VIII. Club Manager's Report

Management may present a report on recent CCMA Club activity

IX. Ongoing Business

A. ASPC Update

Steve Hares will provide an update from the ASPC on current projects they are working on for discussion.

B. Sidewalk Buffer Task Force

Teri Howes will provide an update from the Sidewalk Buffer Taskforce to the Board for discussion.

X. New Business

A. Club House Printer

The Board will review, discuss, and vote on management's recommendation to replace the clubhouse printer with a Canon imageRUNNER C5860 at a total cost of \$10,591.25, along with a monthly service agreement of \$225.00.

B. Sport Court Lighting LED Conversion

The Board will review, discuss, and vote on Management's recommendation to replace the existing metal halide lighting on the sports courts with LED fixtures and award the contract to CT Signs in the amount of \$28,000.

C. Atrium Room Updates

The Board will review, discuss, and vote on Management's recommendation to install new TVs in the Atrium and award the contract to Geiger Construction for the installation of the TVs and associated electrical work. Management is also requesting authorization to purchase the TVs and mounting hardware from Costco. The total project cost shall not exceed \$4,750.

D. Electric Smoker

The Board will review, discuss, and vote on Management's recommendation to purchase a new Cookshack electric smoker for the kitchen, at a cost not to exceed \$6,556.13.

XI. Homeowner Open Forum

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Central Coast Maintenance Association
Agenda – 9/3/26

XII.	Adjourn/Next Meeting
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The next regular meeting will be on October 1, 2026 at 4 PM.