

Central Coast Maintenance Association

Agenda

June 4, 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 – May 29, 2026

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

B. Approval of Previous Meeting Minutes – May 7, 2026

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

C. Approval of Previous Executive Session Minutes- May 7, 2026

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

D. Approval of the April 2026 Financials

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

E. Nano Doors for Marketplace

The Board will ratify the Executive Committees approval to proceed with repairing the marketplace nano doors in the amount of \$6,200.

F. Parking Lot Directional Signage and Paint

The Board will ratify the Executive Committees approval to proceed with the parking lot directional signage and painting in the amount of \$2,739.

G. Parking Lot Restriping

The Board will ratify the Executive Committees approval to proceed with restriping of the MAC and Clubhouse parking lots in the amount of \$5,466.

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H. Water Bottle Filling Station for the MAC

The Board will ratify the Executive Committees approval to proceed with installing a water bottle filling station at the MAC in the amount of \$2,100.

I. Acknowledgment of Committee Reports/Minutes

- **Buffer Advisory Committee-** No minutes were provided.
- **Advisory and Special Projects Committee-** No minutes were provided.
- **Central Coast Maintenance Association Design Review Committee-** The minutes from the May 28,2026 meeting were provided to the Board for review.
- **Central Coast Maintenance Association Financial Advisory Committee-** The minutes from the May 20,2026 meeting were provided to the Board for review.
- **Central Coast Maintenance Association Sidewalk Buffer Task Force-** The report for June 2026 was provided to the Board for review.
- **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. Phase Three

The Phase Three Committee will provide an update to the Board for discussion.

B. Sidewalk Buffer Task Force

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

X. New Business

A. Clubhouse and Wine Library Remodel Project

General Manager Susan Garcia will lead the Board in a discussion regarding the Clubhouse and Wine Library remodel project listed on the Reserve Study for 2026.

XI. 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.

XII. Adjourn/Next Meeting

The next regular meeting will be on July 2, 2026 at 4 PM.