

**MONARCH MEADOWS OWNERS MEETING  
NOVEMBER 15TH, 7:00 PM 2023**

- I. **CALL TO ORDER:** Jon Yerby calls the meeting to order at 7:01 pm. Seconded by Zach Goodwin
- II. **ROLL CALL OF OFFICERS:** Present officers: Loy Brown, Marc Carpenter, Zach Goodwin, Ray Tramondo, Jon Yerby.

Owners Present: Chris Headlee and Justin Jensen

- III. **APPROVAL OF THE LAST MEETING MINUTES:** The minutes of the September meeting were unanimously approved by the board prior to the meeting.

IV. **TREASURY REPORT:**

- a. DEBIT CARD: \$912.07
- b. CHECKING ACCT: \$26,950.56
- c. RESERVE ACCT: \$31,967.87

TOTAL ASSETS: \$59,830.50

V. **Management Report**

- Park 1 improvement Update from Loy Brown:
  - 7 Trees planted, sprinklers mapped out and uncovered, sprinkler boxes repaired.
  - Flower bulbs donated/planted.
  - Low point excavated and rock added to collect and dissipate water.
  - Weeds cleared in parks 2 & 3.
  - Park 3 ready for walking trail construction

**Park Improvements Expense Report - Loy/Marc**

Common Area Improvements	702.68
Common area repairs and maintenance	
2300 West	736.25
Ground services	6,450.38
Playground	22.43
Tree Maintenance	1,150.08
Wall on 2300	274.47

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- Drainage installed on Gallant Fox and N. Native Dancer easements
- Concrete skirts poured around drain on 11/14 (cost \$1450)
- More repairs and finishing to decorative rock along 2300
- County has begun the process of creating a topographical map of Monarch Meadows to assess drainage improvements.

## **VI. New business**

- OA President Jon Yerby's term expires this month (11/30/2023).
- Search for 5th board member continues.
- New board will assign new officer positions.
- Plans for Park 3 walking path will move forward now that the drain construction is complete.
- Water stubs have been located to provide water to parks 2&3 in the event that irrigation is needed for future improvements. Lance Durr has offered to install valves on these access points.
- Stephanie Weatherly and Justin Jensen made a request regarding easement finishing on N. Native Dancer.
  - Rock that was installed in the easement by the owners was lost during the construction process
  - The Owner's Association will complete the drain installation project by re-leveling the easement and replacing the rock that was buried during construction.
  - The new drainage pond in the limited common area will be reinforced with native grasses.

## **VII. Concerns**

- ATVs - FourWheelers and dirbikes are doing laps in the neighborhood for hours at a time.
- ACC - who is currently on the committee? Ray Tramondo, Tom Knowles, Jim Hailger.
  - Communication needs to be improved between ACC members and MM OA Board.
  - Walls/sheds/etc are being constructed without going through the required application process and some are in violation of the bylaws and/or CC&Rs.
- Chris Headlee asked about dues increases in 2024. Currently the MM OA Board is not planning to increase dues.
  - Inflation, materials costs, and improvements to the neighborhood could warrant a small increase in dues. The board will discuss and assess this possibility.

Jon Yerby made the motion to adjourn at 7:54pm Ray Tramando seconds.