

**Annual meeting of the Monarch Meadows Owners' Association held at 7:00 PM on
March 22nd, 2023 at the Hodeks - 3913 Native Dancer**

ANNUAL MEETING MINUTES

- I. Call to Order** - Jon Yerby calls meeting to order at 7:06 pm seconded by Zach
- II. Roll Call** - Jon Yerby, Zach Goodwin, Ray Tramando, Misty Hodek
- III. Approval of Last Meetings Minutes.** The February 1, 2023 OA Board meeting minutes were previously approved unanimously by the Owners' Association Board Members via electronic means. They are available on the monarchmeadows.org website.
- IV. Presentation of Reports**
 - a. Treasurer's Report. Balances as of end of day
 - b. Debit Card: \$684.93
 - i. Checking Account: \$20,594.65
 - ii. Reserve Fund: \$26,069.67
 - iii. Total: \$47,349.25
- V. Annual Budget Presentation** - General Synopsis now - detailed budget will be emailed out. - Need reserve analysis update showing any/all additional assets.
 - Proposed 2023/24 Budget will be completed and emailed to the members. Due recent board turnover some more time is needed to complete the budget proposal.
 - Chauncy Harris brought up the need for updated reserve analysis and brought a document with additional items to add to the reserve. The document was not returned to the OA but Zach Goodwin was able to take a photo.

VI. Citations for CC&R violations

- New notices will go out, fines to be issued on lots in violation.

VII. Completion of wall repair along 2300W - finish West wall - paint, rock face, caps behind Dalton.

- Hire out or use volunteers? - Hired help guarantees professional work.

VIII. Monarch Meadows Community Wide Yard Sale? - Activities committee - Dennie Schmidt - Misty Hodek will reach out.

IX. Open Forum. Each resident present may express their concerns for up to five (5) minutes. A manager or member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum. Speakers may not transfer their time to others.

- Signs - Legal to hang them on street/stop/speed limit signs? Zach to inquire with county
- Square, galvanized posts.
- Chip and seal coming in Spring/summer

X. Adjourn. Jon Yerby motions to adjourn at 8:16, seconded by Ray Tramando.

The next Monarch Meadows Owners Association Board meeting will be held at 7:00 PM on Wednesday 12 April 2023, at the Hodek's.