

Monarch Meadows HOA Board Meeting
Held at the City Library (West Room)
December 1st, 2021
7:00 pm

Call to order: Jon Yerby called the meeting to order at 7:04 pm, seconded by Tyrel Wilcox. Meeting commenced.

Roll Call of Officers:

- Present: Jon Yerby, Chauncy Harris, Zach Goodwin, Tyrel Wilcox, Jannett Johnson.
- Thank you to Brian Stowe who has completed his service on the Board.
- Welcome to Jannett Johnson (JJ) who was just elected.

Approval of Minutes: October Minutes have been previously approved by the Board and are now available on the Monarch Meadows website.

- Chauncy proposed that we review meeting minutes within 7 days and have them approved and posted within 10 days.

Current Financial Condition as of 11/30/21:

- Debit Card: 148.47
- Checking: 20,913.89
- Reserve fund: 24,897.43

Agenda Topics:

1. **Determine funds available for lawn care/weed removal in Spring/Summer:** Based on an overview of the financial position as of 11/30/2021, it was determined that we have sufficient funds available to begin weed removal, fertilization, etc. that is needed now and to utilize the same contractor to maintain the common areas for lawn maintenance, fertilization, sprinkler repair, weed removal, water management, etc. in the Spring/Summer. It was determined that we should start getting bids now to have in place at the beginning of the year. Recommended a minimum of two to three bids.
2. **Discuss/Approve language in the CC&Rs**
 - Discussion on the proposed language to be added, from Attorney Kimball, regarding the lease of the limited common areas and seldom used common areas.
 - Chauncy read the language provided by Attorney Kimball to be included within the CC&Rs
 - The Board and participating members discussed certain considerations that would need to go into drafting a short-term lease of common area. Certain topics addressed were pricing, allowable use, length of the term of the lease, renewable options.

- The Board discussed that it would be the intent of the board to maintain a reasonable pricing structure to encourage homeowners to want to lease the respective common areas. Discussion on how to determine price on the lease followed.
- It was discussed that this idea matches up with some of the ideas that have been submitted to the Parks Committee, such as providing the homeowners with a community gardening option.
- Discussion of the language discussing the HOA's ability to access a homeowner's property.
 - Chauncy read the proposed language in the CC&Rs.
 - Discussion ensued and compromises were reached to remove broad language that was deemed to provide the Board the authority to access a homeowner's property. It was determined that the language would be revised that did not permit the Board to access such property, but that any such damage, to another homeowner or another homeowner's property or a common area, would be the responsibility of that homeowner and they would bear the fiscal responsibility to repair any such damage.

3. **Settle on what our HOA dues will be for 2021**

- Discussion that the incremental fees would be needed to improve the common areas. Discussed sending a plan to the homeowners that is drafted by the parks committee that would include ideas for the parks, as well as estimated costs to provide a plan for the additional funds obtained through HOA dues.
- It was determined that the Parks Committee would put a plan in place prior to our Annual meeting to be held in February 2022.
- Discussion on a raise of HOA dues continued, noting that the expectation would be for a minimal raise. Suggestions from the homeowners and Board included a range of from \$5-10 per month. No such decision was made at this time. Pending an annual budget for HOA maintenance, HOA insurance premiums, Parks Committee Plan, etc.

4. **Ray Tramondo as newly admitted member of the ACC:** In the Board's closed session, Chauncy moved to approve Ray Tramondo for a role on the ACC - Ray was approved unanimously. This was communicated to all in attendance at the meeting and Ray Tramondo accepted the position with the HOA. He joins Jim Haigler, Tom Knowles, and Chauncy Harris.

5. **Parks committee report.** Richard Hogsett reported to the Board the progress made within the Parks Committee. He shared some of the ideas that have been provided by various homeowners and parks committee members. Such ideas included:

- Community Garden - rentable planting space that included water. Discussion about the ability to get water to parks 2 and 3 ensued.
- Pump track for kids
- Pavilion with benches and fire pits.
- Walking path (not asphalt)

- Pickleball Court

The Parks Committee requested that they be provided with aerial maps that they could use to plot out some of their ideas.

6. **Speed limit petition status:** April Moore has just over 40 signatures. Once additional effort has been made to obtain signatures, these signatures will be provided to the Sheriff.

7. **Block wall, NW easement drain:**

- Orton's will come out this coming week to provide a bid for a drain in the NW easement.
- We have reached out to several contractors, they have said that they are not taking additional clients at this time. Russ Mitchell is going to take a look and provide us with a bid.

8. **How to get more people involved in the HOA Board Meetings.** Our numbers have been very low since coming back from a virtual Zoom environment. Discussion followed with ideas to get the community involved in attending the HOA Board Meetings. Those ideas included the following:

- Regular HOA Activities to get people involved and familiar with their community. Such as block parties, a winter ball, or other things of that nature.
- Regular monthly board meetings at a set time and location communicated well in advance, with reminders leading up to the meeting. Such emails could include a request for topics to be addressed that the homeowner's provide.
- Agendas provided in advance to the homeowners so they know what will be discussed and can bring an opinion.
- Meeting minutes to be sent out timely so people know what is being discussed and timely.
- Holding board meetings in the park during the fair weather months.

Jon Yerby made a motion to adjourn the meeting at 8:18 pm. Seconded by Tyrel Wilcox. Motion Carried.

Next Meeting is scheduled for Tuesday, January 4th, 2022 at the Cedar City Library (West Room). This is subject to change. Please refer to email communications provided by the Board leading up to the first week in January.

Meeting attendance: 8 Individuals were in attendance, which included the 5 Board Members