

**MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
March 4th, 2020**

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held at Cedar City Library, Utah at 6:30 P.M. March 4th, 2020.

I. CALL TO ORDER

Board Member Brittanua called the meeting to order at 6:35 pm.

II. ROLL CALL OF OFFICERS

Present: Chauncy Harris, Brittanua Clark, Liv Liddle, Jim Haigler, Keith Greenhalgh
Absent: None
Also Present: None

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (February 2020)

Motion by Brittanua Clark, seconded by Liv Liddle to approve the minutes of the Regular Meeting of February 2020, Motion Carried.

IV. Current Financial Condition.

* reported on the financial condition. As of March 4, 2020:

- | | |
|------------------|--------------|
| a. SBSU Checking | \$ 20,267.11 |
| b. SBSU Savings | \$ 12,119.29 |

Motion by Keith Greenhalgh, seconded by Jim Haigler to approve the financial report through March 4, 2020. Motion carried.

V. Management Report

The board spoke about a few things and discussion ensued. The main points carried through this report were:

- 1) Phase 1 common area update.
 - a) The board noticed that the path in Phase I needs to have the seal coat issues addressed with warranty. The company was contacted and has agreed to send out a representative to assess repairs in April.
 - b) The board has been actively working with Kimble Law to revise CC&Rs and by-laws. We anticipate the signing of the by-laws by the end of March.
 - c) Board Member Chauncy Harris was placed as a business manager and personal address was used for filing of business documents pertaining to the association.

VI. New business

1) Officers

- a) Board assigned new officers as follows:
President: Keith Greenhalgh
Vice President: Chauncy Harris
Treasurer: Olivia Liddle
Secretary: Brittanua Clark

2) Financial

- a) The board revised the 2020 annual budget, Keith Greenhalgh motioned, Chauncy Harris seconded; motion carried.

3) Common Area Management and Development

- a) Skyler Hokama was voted to be the parks committee chairman last month by the board, and we are seeking others that are interested in being members.
- b) The board has contacted another member of the HOA, that is a contractor to fix the pavilion in phase 1. There also will be a community resurfacing project (sand/stain) for the pavilion once the structure is fixed. This date will be announced later.
- c) Previously the board approved the installation of a gate at the northwest corner of Monarch Meadows to help keep outside off-road vehicles from using the space. Cy Robins has volunteered to head up this project with help from members of the community. A quote was obtained for \$1255 in the August meeting. We are hoping to come in significantly lower on price, through the assistance of fellow HOA members service.
- d) The board voted to place gravel in the easements going towards the phase 1 common area (west side) and to the maintenance shed. It is currently being measured and a company is being contracted to deliver gravel (if weather permits). We will be asking members of the community to assist in spreading the gravel. Many hands make light work.
- e) Liv Liddle and Jim Haigler went to the water district to request bulk pricing for common area water and were told that after the upcoming March meeting with the county, we would have our answer.

4) CC&R Enforcement and Inquiries

- a) The board has been advised to not issue fines until by-laws are signed. Warnings for violations will take place until by-laws are completed and signed, this should take place before April of 2020.

5) Legal

- a) The board discussed the progress of Kimble Law in the drafting and signing of the bylaws. The goal is to have this completed before April, 2020.

- b) The parks committee is looking to have another meeting for 2020 development. If you would like to be a part of the committee please email the board. The meeting will be announced.
- c) The board has voted for implementation of a website and obtaining a domain name for Monarch Meadows, in order to better facilitate communication with HOA members. This is a work in progress, and we will keep members updated on it's availability. Motioned by Jim Haigler, seconded by Liv Liddle.

VII. Members addressing the BOD

All members present had an opportunity to address the BOD.

Next board meeting is scheduled for April 7th, 2020 at 6:00 pm. Brittanua Clark made a motion to adjourn the meeting at 9:03 pm. Seconded by Keith Greenhalgh. Motion Carried.