

Meeting Minutes

Monarch Meadows Board Meeting

Date: MARCH 23RD, 2024 - 2:00 pm.
Called to order: 2:00 pm.
Meeting called to order by: Ray Tramondo; Seconded by Stephanie Weatherly

In Attendance

Officers Present: Ray Tramondo, Loy Brown, Marc Carpenter, Stephanie Weatherly

Officers Absent: none

Also Present: n/a

Approval of Minutes

The January 2024 minutes were unanimously approved by the board prior to the meeting.

The March 2024 Agenda was unanimously approved prior to the meeting by the board.

Treasury Report

March 2024

Checking Account:	\$19,871.49
Reserve Account:	\$25,783.28
Credit Card Bal:	<u>\$ - 527.92</u>
Total Assets:	\$45,126.85

Statement of Activity: January – March 2024 (**see page 3**)

2024 Budget Report (**see page 4**)

Committee Reports

ACC Committee: Reminders to Owners

- ACC approval is required for **any** structures prior to construction.
[Submittal Application](#) - Forms can be emailed to:
Monarch Meadows OA ACC Committee - hoamonarchmeadows@gmail.com
- The required County property line from the street is 11’.
- Finished walls that still need gates need to be completed.
- Abandoned/inoperable vehicles need to be moved.
- Violation letters will start going out in the next couple months.

Parks Committee: 2024 Projects Report by Loy Brown (**see page 5**)

Activities Committee: Proposed Events and Budget for approval (**see page 6**)

Unfinished Business

Drain improvements:

- a) The County has created a topographical map of Monarch Meadows to assess drainage improvements in other areas of the community. They have committed to MM to resolve multiple identified problem areas and will prioritize these projects.
 - Parks Committee Report -line 10

Action items

- a) 2024 Budget – Stephanie Weatherly motioned to approve the 2024 Budget; seconded by Marc Carpenter. The Board voted to approve unanimously.
- b) 2024 Activities Budget - Stephanie Weatherly motioned to approve the 2024 Activities Budget; seconded by Marc Carpenter. The Board voted to approve unanimously.
- c) Update Board meeting schedule to Quarterly – Ray Tramondo motioned to approve Quarterly Open Board Meetings with the option to call Special meetings as needed; seconded by Stephanie Weatherly. The Board voted to approve unanimously.

New Business

- a) Social Media Committee.
- b) Spring Common Area Clean up. Need volunteers
- c) Looking for a 5th person to fill a Board position.
- d) Best ways to address community complaints.
- e) Fundraising ideas
- f) North Common Space – Motorized Vehicles, use of space, riders that don't live in MM

Owners Forum

Questions, concerns, and discussions.

This will be a forum during open meetings designed for Owners to introduce new topics of business to the board not previously discussed on the agenda or further elaborate on a previously discussed topic. Owners are encouraged to participate.

Adjourn

Motion to adjourn: Stephanie Weatherly at 4:00pm. Seconded by Loy Brown

The next open meeting will be held in June 2024 @ 2:00pm. **Date TBD**

[Cedar City Public Library](#)

Monarch Meadows OA

Statement of Activity

January 21 - March 23, 2024

	TOTAL
Revenue	
OA Dues	7,998.00
Total Revenue	\$7,998.00
GROSS PROFIT	\$7,998.00
Expenditures	
Accounting fees	
Bookkeeping fees	582.87
Total Accounting fees	582.87
Common Area Improvements	19,960.00
Common area repairs and maintenance	
Ground services	25.51
Total Common area repairs and maintenance	25.51
Insurance	
D & O	1,166.00
General Liability	2,144.00
Umbrella	500.00
Total Insurance	3,810.00
Merchant Fees	126.00
Utilities	22.31
Total Expenditures	\$24,526.69
NET OPERATING REVENUE	\$ -16,528.69
Other Revenue	
Interest Income	71.14
Total Other Revenue	\$71.14
NET OTHER REVENUE	\$71.14
NET REVENUE	\$ -16,457.55

**Monarch Meadows Owners' Association
2024 Budget
(for the period from April 1, 2024 through March 31, 2025)**

Beginning Cash Account Balances

Item	As of March 22, 2024	Add/(Less) Cash	As of March 31, 2024
Checking	19,871	-	19,871
Credit Card	(528)	-	(528)
Reserve	25,783	-	25,783
Total	45,127		45,127

Anticipated Monthly & Annual Income

Item	Per Month	Per Year	Budget	2023 Actual
Monthly Dues (\$31 per 129 lots)	3,999	47,988	47,988	38,700
Transfer fees (\$100 per transfer)	-	-	-	1,200
Late fees	-	-	-	1,070
Total			47,988	40,970

Regular Anticipated Monthly Expenses 2024

Item	Average Monthly Cost	Number of Months	Budget	2023 Actual
Water District	(667)	12	(8,000)	(4,826)
Common Area Maintenance	(714)	7	(5,000)	(11,322)
RM Power	(13)	12	(150)	(134)
Accounting & Bookkeeper Fees	(271)	12	(3,250)	(2,984)
Online Transaction Fees	(67)	12	(800)	(785)
Technology Fees	(54)	12	(650)	(455)
Total			(17,850)	(20,506)

Regular Anticipated Annual Expenses 2024

Item	Budget	2023 Actual
Property Taxes	(40)	(37)
Liability, D & O Insurance, Umbrella	(3,000)	(2,925)
Legal & Professional Services	(1,500)	(1,120)
Office Supplies, PO Box	(600)	(734)
Contributions to Reserve Fund	(12,000)	(8,400)
Total	(17,140)	(13,216)

Planned Improvement, Maintenance and Repair Costs (from Checking)

Item	Budget	2023 Actual
Pavilion Repair and Maintenance	100	-
NW Easement Drain	9,980	
Playground Repair and Maintenance	750	(22)
Common Area Improvement	11,000	(1,681)
Total	21,830	(1,703)

Planned Contributions to and Costs Paid from the Reserve Fund

Item	Budget	2023 Actual
Contributions to Reserve Fund	12,000	8,400
Park 1 Tree Replacement	-	730
Wall on 2300 Repair (decorative brick and N. end)	-	2,568
Sprinkler System Repairs	-	3,100
NW Easement Drain	-	9,980
Total	12,000	24,778

Ending Cash Account Balances

Item	As of March 31, 2024
Checking	54,699
Credit Card	(528)
Reserve	37,783
Total	91,955

Increase (Decrease) in Cash Balance

	46,828	30,323
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Appropriateness Assessment of the Current OA Fee

Annual Income (\$31/month/Lot)	47,988
Annual Costs - Reserve, Admin, Repairs, and Maintenance (excludes Improvements)	(34,240)
Annual Cash Excess/(Deficit)	13,748

2024 MONARCH MEADOWS PROPOSED PROJECTS

Proposal submitted by Loy Brown

UPDATED 2024 MONARCH MEADOWS PROPOSED PROJECTS

- 1. IRRIGATION IMPROVEMENTS, (SHUT OFF VALVES, DRIP SYSTEMS, SPRINKLERS) FOR AREAS 1,2,3. MATERIAL COSTS CURRENTLY BEING EVALUATED. ANTICIPATE COMPLETION IN MAY.**
- 2. CONSTRUCTION OF WALKING TRAILS: AREAS 2&3.**
- 3. PLANTING NATIVE MEADOW GRASS BLEND, WHICH HAS LOW WATER AND MAINTENANCE NEEDS, IN WATER RETENTION BASINS: AREAS 1, 3, & 4. PLANTING SEEDS SET FOR LATE APRIL/EARLY MAY.**
- 4. SMALL FRUIT TREE ORCHARDS (7-8 TREES) IN AREAS 2&3. TREE PLANTING TO BEGIN AFTER AREA BRUSH CLEARED AND IRRIGATION LINES INSTALLED. TO DATE AROUND FIVE FRUIT TREES HAVE BEEN DONATED TO THIS PROJECT; IF YOU WOULD LIKE TO DONATE A TREE PLEASE CONTACT ANY BOARD MEMBER.**
- 5. NEW BARK MULCH FOR AREA 1 PLAYGROUND. COMPLETION IN APRIL.**
- 6. RESTORATION OF PARK BENCHES IN AREA 1. FIVE BENCHES HAVE BEEN RESTORED. ONE MORE BENCH TO RESTORE WHICH WILL BE DONE BY MARCH 20. THANKS TO THOSE INDIVIDUALS HAVE HELPED STRIP, REFINISH AND MOVE THE BENCHES.**
- 7. FINISH DECORATIVE ROCK IN NORTHEAST CORNER OF AREA 1 WALKING TRAIL. COMPLETION MID APRIL.**
- 8. REMOVAL OF ROCKS CONSTRUCTION DEBRIS, AND LEVELING IN AREA 4; TO FACILITATE EASIER WEED CONTROL.FOR SPRING CLEAN UP THE BOARD PLANS TO BRING IN A DUMPSTER FOR WEEDS, ROCKS, AND CONSTRUCTION DEBRIS.**
- 9. SEVEN NEW TREES, DECORATIVE GRASSES, AND FLOWERS WERE PLANTED IN AREA ONE. THE MAJORITY OF THOSE PLANTS AND LANDSCAPING ROCKS WERE DONATED. THANK YOU FOR YOUR GENEROUS DONATIONS.**
- 10. BETTER STORM/WATER REMOVAL&RETENTION: TWO NEW STORM DRAINS HAVE BEEN INSTALLED, AND 3 WATER RETENTION BASINS BUILT AND COMPLETED AS OF JAN.2024. THE BOARD HAS CONTACTED THE COUNTY ENGINEER AND IDENTIFIED 3 OTHER WATER PROBLEM AREAS. THE COUNTY WILL HELP IN THE CONSTRUCTION AND COSTS OF THESE PROJECTS. BIDS ARE CURRENTLY BEING OBTAINED TO REDO THE SOUTH ENTRANCE OF THE SUBDIVISION. THIS WILL ALLOW FOR BETTER WATER FLOW AND ELIMINATE THE “FOREVER” POTHOLE LOCATED ON THE NORTH SIDE OF THE ENTRANCE**

Activities Committee

Monarch Meadows Projected Events Calendar

March 10, 2024 - 3:00 pm.

Attendance

Dennie Schmidt, Tricia Bullard, Cassie Goodwin, Stephanie Weatherly

Proposed 2024 Calendar

March 27th: Wednesday @ 6:00 pm in Park 1: Easter Egg Hunt

- 3 Golden Eggs- Find the golden eggs for a prize. (Free event)

May (date TBD): Spring Fling BBQ - Donations for basket items and food/drink items

- Hot Dogs and Hamburgers (free event)
- Corn Hole Tournament (entry fee)
- Sell raffle tickets to win Spring/Summer themed baskets (qty3)

June (date TBD): Community Yard Sale

July (date TBD): Summer Bash

- Corn Hole Tournament (entry fee)
- Snow Cone Vendor (sponsored by Dennie Schmidt Reality LLC)
- BBQ /Food – TBD (free event)

August (date TBD): Movie in the Park

- Movie TBD – free event
- Concession stand – Popcorn, candy, sodas and water for sale

September (date TBD): Chili Cookoff

- Entry fee for contestants
- Free event for families to taste and judge the contestant's entries.

October (date TBD): Halloween Carnival

- Game Booths
- Food and drinks (free event)
- Tickets for sale for the games
- Volunteers to run booths, pass out prizes

December (dates TBD)

- 3rd Annual Christmas Tree Showcase hosted by Kathleen

Requested 2024 Budget

\$580

This budget will be used to purchase any of the food items, drinks, paper products, prizes, etc to make sure all events are free to Monarch Meadows residents. Purchases and any funds raised by the sale of goods, entry fees, raffle tickets, game tickets, etc will be tracked on a spread sheet by the current Director and used to grow future events.