

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

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held at Cedar City Library, Utah at 6:00 p.m. on February 4th, 2020.

**I. CALL TO ORDER**

Board Member Keith Greenhalgh called the meeting to order at 6:05 pm.

**II. ROLL CALL OF OFFICERS**

Present: Chauncy Harris (via video conference), Brittanua Clark, Liv Liddle, Jim Haigler, Keith Greenhalgh

Absent: None

Also Present: None

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (November 2019)**

Motion by Jim Haigler, seconded by Liv Liddle to approve the minutes of the Regular Meeting of November 2019, Motion Carried.

**IV. Current Financial Condition.**

\* reported on the financial condition. As of February 2020:

- |                  |              |
|------------------|--------------|
| a. SBSU Checking | \$ 22,198.02 |
| b. SBSU Savings  | \$ 11,414.36 |

Motion by Keith Greenhalgh, seconded by Jim Haigler to approve the financial report through March 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.
  - b) The board has been actively working with Kimball Law to revise CC&Rs and by-laws. We anticipate the completion of the by-laws by the end of February.

**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.
- b) The board approved removing Cody Bremner from the bank account and adding Chauncy Harris, Liv Liddle, Brittanua Clark, and Jim Haigler to the bank account.

### **3) Common Area Management and Development**

- a) The board voted to reorganize a parks committee and has appointed Skyler Hokama to be the parks committee chairman. Motioned by Keith Greenhalgh, Brittanua Clark seconded; motion carried.
- b) The board is looking to fix the pavilion in phase 1. The board is looking for a new contractor to fix it. There also will be a community resurfacing project (sand/stain) for the pavilion once the structure is fixed. This date will be announced afterward.
- c) Previously the board approved the installation of a gate at the north corner of Monarch Meadows to help keep outside off-road vehicles from using the space. A quote was obtained for \$1255 in the August meeting. There has been interest by members to perform the work, and the board will continue to pursue the options to find the most beneficial option.
- d) The board voted to place gravel in the easements going towards the phase 1 common area and to the maintenance shed. When weather permits.
- e) Liv Liddle and Jim Haigler went to the water district to request bulk pricing for common area water but were unable to speak to those in charge of the forms and will return at a later date.

### **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.

### **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 February 28, 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 is exploring its options and avenues to launch a user-friendly website for Monarch Meadows. This item will be addressed and voted on in the next board meeting.

## **VII. Members addressing the BOD**

All members present had an opportunity to address the BOD.

Next board meeting is scheduled for March 3rd, 2020 at 6:00 pm. Keith Greenhalgh made a motion to adjourn the meeting at 8:29 pm. Seconded by Brittanua Clark. Motion Carried.