

Minutes of the Meeting of the Monarch Meadows Owners Association Board held at Park 1 Pavilion at 6:30 p.m. on Wednesday, October 5th, 2022.

I. CALL TO ORDER:

- a. Jon Yerby called the meeting to order. Zach Goodwin seconded. The Meeting commenced at 6:37PM.

II. ROLL CALL OF OFFICERS:

- a. Jon Yerby, Zach Goodwin, Chauncy Harris and Tyrel Wilcox were present at the commencement of the meeting. Janette Johnson was not able to attend the meeting this evening. Total number of OA Members present at the meeting: 19

III. APPROVAL OF THE LAST MEETING MINUTES:

- a. The September 2022 Meeting Minutes have been approved by OA board members prior to this meeting and have been emailed to the owners previously. Meeting minutes are also available on the OA's website.

IV. TREASURY REPORT:

- a. Chauncy reported on the bank account balances as of September 30, 2022:
- | | | |
|-------------------|----|--------|
| i. DEBIT CARD | \$ | 1,180 |
| ii. CHECKING ACCT | \$ | 10,887 |
| iii. RESERVE ACCT | \$ | 27,641 |
- b. It was noted that these amounts do not reflect the following invoices related to services that were provided during September 2022:
- X-Rock - \$1,369.98 - Rock, fabric, and fuel to complete the entry way
 - Bookkeeping Consultant – estimated \$200 – to help clean up the financial records of the OA
 - Intuit – estimated \$160 – bookkeeping software
- c. The purpose of bringing in a consultant to look at the OA's financial records is to help get the financial statements into a clear and consistent format so that monthly/quarterly/annual financial statements may be provided to the members of the OA.

V. PARKS UPDATE:

- a. Report from Members of the Parks Committee
- They have identified signs and obtained quotes for the signage that will go throughout the neighborhood, which include dead end, slow children, and Park Identification signs for easements.
- b. They are in the process of planning/budgeting for improvements to finish park 1 and add walking trails to parks 2 and 3.

VI. PARTY PLANNING COMMITTEE UPDATE

- a. Chili Cook-off: Thanks to Denny and Burton Schmidt for putting on this event. The proceeds will be put together for future activities or park projects.
- b. Suggestion for a Pumpkin Patch to be grown in Park 2. Then have a Pumpkin & Dutch Oven party next fall. Widely accepted by those present

VII. MANAGEMENT REPORT

- a. Report from the OA Board on Maintenance and Improvement of Park 1 and 2300W during September 2022
- b. Road Update. If you have issues with the quality of the road repairs, call the county commissioner.
- c. Anticipated Monthly OA dues increase. Considering a \$6 increase, from \$25 to \$31 (or \$300 to \$372, annually). This is an estimate at this point in the year, but will be solidified as we prepare and review our 2023 Budget. Based on our discussions as a board, we believe the following items would merit an increase in the monthly OA due:

- i. More asset improvements requires higher allocation of funds to the reserve account
- ii. Inflation – the cost of labor, material, etc. has significantly increased over the past 2 years, without any change to the annual assessment
- iii. Allow for minor improvements to complete park 1, and begin work in parks 2 and 3. Expectations of members of the OA seem to support a budget that considers improvements to be made
- iv. With the improvements made this year, our cash balance is lower than it has been historically. We need to make sure we have sufficient cash to meet our current liabilities to maintain the community.
- v. Although we have benefited from great volunteers in the community, we cannot count on volunteer work indefinitely and our budget must reflect what it would cost to maintain the common areas.
- d. We are hiring a “drone guy” that will take aerial photos of the community, which will be used for planning parks 1, 2, 3, and 4 as well as take a historical map of the sprinklers that are in park 1. Plan is to cap off some of the stubs and need to know locations for the future.
- e. We are considering hiring a Common Area Maintenance person that we can pay an hourly wage to repair/maintain things within the Common Areas as a need arises. This would be a paid part-time position.

VIII. ITEMS BROUGHT FORWARD FROM THE MEMBERS OF THE OA

- a. Discussion regarding the plans for the NW corner of park 1. Suggestions included xeriscape, horseshoes, trees, pavilion, tables without pavilions near trees, etc.
- b. Discussion regarding plans for Parks 2 & 3, which include walking paths made of crushed granite, road base, etc. or mountain bike trails. Might include a large pavilion with tables and a barbeque. The parks committee would like to get started on the walking paths in the early spring.
- c. Discussion regarding drainage issues as well as many proposals on how to do this. These seem to all need or require approval by the County, as well as potential resources from the county.
- d. A contractor destroyed some curbing of the Woolstenhulme’s. The homeowner needs to follow-up with the contractor to make sure it gets repaired.
- e. Butcher Shop. Determined this was a non-issue and not something that the OA would pursue involvement with.

Jon Yerby made a motion to adjourn the meeting at 7:25PM. Seconded by Zach Goodwin. Motion Carried.

The next Monarch Meadows Owners’ Association Board meeting is **tentatively** scheduled for November 1st, Tuesday, 7 pm, Cedar City library West meeting room.