

# Meeting Agenda

## Monarch Meadows Board Meeting

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Date:	SEPT 7, 2024 - 2:00 pm.
Called to order:	2:01pm
Meeting called to order by:	Ray Tramondo: 2 <sup>nd</sup> by Stephanie Weatherly

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## In Attendance

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

Officers Absent: none

Also Present:

## Approval of Minutes

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

The SEPT 2024 Minutes was unanimously approved prior to the meeting by the board.

## Treasury Report

As of Sept 4<sup>th</sup>, 2024 (see pgs 3 and 4)

Checking Account:	\$ 9,592.45
Reserve Account:	\$27,194.55
Credit Card Bal:	<u>\$ -2,022.44</u>
Total Assets:	\$34,764.56

## Committee Reports

**ACC Committee:** Reminders to Owners

a) **ACC approval** is required for **any** structures (sheds, greenhouses, etc) and front yard landscaping, either new or changes to existing prior to the work being started.

b) **Link to form below:**

[Submittal Application](#) - Forms can be emailed to:

Monarch Meadows OA ACC Committee - [hoamonarchmeadows@gmail.com](mailto:hoamonarchmeadows@gmail.com)

**Parks Committee:** Projects Report Update by Loy Brown

**Activities Committee:** Looking for a new Director

## Unfinished Business

- a) Community Project Updates: Budgeted projects are completed for the year. (pg- 5 and 6)
  - a. Additional volunteer projects will continue that do not require material costs while the weather permits.
- b) Water Rights PROPOSAL LETTER,. A vote is required to change CC&Rs (Pgs. 8-10). Updated letter and proposal attached.  
Additional expenses: \$13,000 Impact fee each park for Common Spaces 2 and 3.
- d) Looking for a 5<sup>th</sup> person to fill a Board position.

## Action items

- a) Next Board meeting date – approved for Nov 23rd @ 2 pm at the library.

## New Business

- a) Weeds on 2300: The Board should hire a landscaper to maintain the weeds on 2300 as well as other areas that have been hard to maintain using volunteer labor. This will be included in the budget moving forward
- b) Discussed preliminary plans and ideas for Common areas 2 and 3 for 2025. Looking for more input in ways to improve the space economically.
- c) Reminder for motorized vehicles in Common Space 4: Hours 9am – 8pm.

## 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: 3:36pm by Ray Tramondo; 2<sup>nd</sup> by Marc Carpenter

The next open meeting will be held on Nov 23<sup>rd</sup> @ 2pm, [Cedar City Public Library](#)

# Monarch Meadows OA

## Statement of Activity

June 13 - September 6, 2024

	TOTAL
Revenue	
Late Fees	190.00
OA Dues	12,247.00
Transfer Fees	300.00
<b>Total Revenue</b>	<b>\$12,737.00</b>
GROSS PROFIT	<b>\$12,737.00</b>
Expenditures	
Accounting fees	
Bookkeeping fees	932.05
<b>Total Accounting fees</b>	<b>932.05</b>
Common area repairs and maintenance	
Ground services	8,034.82
<b>Total Common area repairs and maintenance</b>	<b>8,034.82</b>
Insurance	72.00
Merchant Fees	166.06
Office Supplies	157.45
Utilities	2,179.28
<b>Total Expenditures</b>	<b>\$11,541.66</b>
NET OPERATING REVENUE	<b>\$1,195.34</b>
Other Revenue	
Interest Income	151.76
<b>Total Other Revenue</b>	<b>\$151.76</b>
Other Expenditures	
Other Miscellaneous Expense	24.51
<b>Total Other Expenditures</b>	<b>\$24.51</b>
NET OTHER REVENUE	<b>\$127.25</b>
NET REVENUE	<b>\$1,322.59</b>

# Monarch Meadows OA

## Statement of Financial Position

As of September 6, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Debit Card Operating	0.00
Money Market Reserve Account	27,194.55
Operating Checking	9,390.42
<b>Total Bank Accounts</b>	<b>\$36,584.97</b>
Accounts Receivable	
Accounts Receivable (A/R)	11,900.96
<b>Total Accounts Receivable</b>	<b>\$11,900.96</b>
Other Current Assets	
Suspense	0.00
Undeposited Funds	31.00
<b>Total Other Current Assets</b>	<b>\$31.00</b>
<b>Total Current Assets</b>	<b>\$48,516.93</b>
Fixed Assets	
Fixed Assets	20,043.25
<b>Total Fixed Assets</b>	<b>\$20,043.25</b>
<b>TOTAL ASSETS</b>	<b>\$68,560.18</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
Credit Cards	
Credit Card	-2,022.44
<b>Total Credit Cards</b>	<b>\$ -2,022.44</b>
Other Current Liabilities	
Prepayments from Members	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$ -2,022.44</b>
<b>Total Liabilities</b>	<b>\$ -2,022.44</b>
Equity	
Opening Balance Equity	44,137.68
Retained Earnings	41,020.26
Net Revenue	-14,575.32

### MM PROJECT SUMMARY JAN.-SEPT. 2024

	COST
1. RESTORATION PARK ONE BENCHES. COMPLETED MARCH 16	\$65.14
2. NEW CEMENT PAD ON SOUTH ENTRANCE. 50/50 COST SHARE WITH IRON COUNTY ENGINEERING COMPLETED APRIL	\$3100.50
3. REPLACEMENT PLAYGROUND BARK COMPLETED APRIL 27.	\$361.93
4. FINISHED DECORATIVE ROCK ALONG WALKING TRAIL IN PARK ONE SOUTHEAST CORNER. COMPLETED APRIL.	\$654.87
5. MEADOW GRASS PLANTED IN WATER DRAINAGE BASIN PARK ONE. COMPLETED MAY10.	\$393.58
6. T POST REMOVAL FROM PINE TREES ON 2100 W. COMPLETED MAY 15.	\$30.74
7. TWO MINI ORCHARDS (8 FRUIT TREES EACH) PLANTED IN AREAS 2&3. COMPLETED MAY 18.	\$1215.00
A) BRUSH REMOVAL&SITE LEVELING	\$500.00
B) TREES PURCHASED	\$1235.00
C) DONATIONS FOR TREES	-\$520.00
8. AREA 2 GROUND LEVELING IN SOUTHEAST CORNER& SOUTH EASEMENT. COMPLETED MAY.	\$125.00
9. REPLACEMENT OF TWO WINTER KILL TREES PARK ONE COMPLETED MAY.	\$344.55
10. TWO WATER DRAINAGES BUILT IN EASEMENTS ON LOTS 14&22. COMPLETED MAY 22.	\$0.00
11. WATER LEAK DISCOVERED & REPAIRED IN EASEMENT BY LOT 22 .WATER STUB INTO AREA FOUR CAPPED COMPLETED MAY 28.	\$2551.40
12. INSTALLATION OF A DRIP IRRIGATION SYSTEM FOR PARK ONE TREES,BUSHES,DECORATIVE GRASSES & FLOWER BED. COMPLETED JUNE15.	\$1260.32

13. FLOWER GARDEN BED AND DECORATIVE BUSHES PLANTED IN PARK ONE COMPLETED JUNE/JULY	\$0.00
14. LARGE BARK GROUND COVER AROUND TREES& DECORATIVE GRASS ISLANDS IN PARK ONE COMPLETED JUNE 8.	\$314.41
15. REPAIR OF LEAKS IN PINE TREE IRRIGATION LINE ALONG 2300 W. COMPLETED JUNE12.	\$0.00
16. NEW SHELF INSTALLED IN MM STORAGE SHED COMPLETED JULY.	\$58.60
17. WATER LEAK REPAIR ON PARK ONE IRRIGATION LINE NEAR STOP AND WASTE VALVE ON 2300 W NORTH ENTRANCE. COMPLETED SEPT.10	\$3000.00
18. WALKING TRAIL CONNECTING EASEMENTS IN AREAS 2&3. COMPLETED SEPT. 10.	\$2400.00
19. ADDITIONAL EXPENSES:	
A) NEW WATERING HOSE FOR PARKS	\$53.36
B) JAM JARS FOR WELCOME COMMIT.	\$24.51
C) MARKING PAINT, HOSE REPAIR PARTS	\$13.82
D) NUTRI MULCH&BARK FOR ORCHARDS	\$ 95.91
E) SOIL STERILANT FOR WALKING TRAILS	\$32.99
<b>TOTAL NEW PROJECT EXPENSES.</b>	<b>\$16096.63</b>
 <u>NEW EQUIPMENT PURCHASES:</u>	
PARK ONE PICNIC TABLE AND TRASH CANS.	\$2787.24
NEW RIDING LAWN MOWER.	\$3200.00
<b>TOTAL JAN.-SEPT. 2024.</b>	<b>\$22,083.87</b>

MOST OF THE ABOVE PROJECTS WERE COMPLETED WITH VOLUNTEER LABOR AND COST SHARING ARRANGEMENTS WITH THE IRON COUNTY ENGINEERING DEPARTMENT, WHICH SAVED OVER \$5,000.00 IN LABOR COST. THE BOARD WOULD LIKE TO EXPRESS A HEART FELT THANK YOU FOR YOUR GENEROUS CONTRIBUTIONS OF TIME, ENERGY, AND FUNDS.

Below are the District's current billing rates for 1 acre-foot (the current rate in Monarch) and the 0.9 acre-foot. As you can see the cost stays the same, but the gallon allowance in each tier becomes stricter on the 0.9 acre-foot structure:

<u>Levels</u>	<u>Cost</u>	<u>1 acre-foot Regular Rate Structure</u>			
Level #0 - Minimum monthly fee/system	\$32.64	No Water, Minimum Monthly Fee			
Level #1 - Plus \$0.82 per 1,000 gallons	\$0.82	0	to	12,000	gallons per month
Level #2 - Plus \$0.99 per 1,000 gallons	\$0.99	12,001	to	20,000	gallons per month
Level #3 - Plus \$1.73 per 1,000 gallons	\$1.73	20,001	to	30,000	gallons per month
Level #4 - Plus \$2.91 per 1,000 gallons	\$2.91	30,001	to	60,000	gallons per month
Level #5 - Plus \$3.24 per 1,000 gallons	\$3.24	60,001	to	100,000	gallons per month
Level #6 - Plus \$4.47 per 1,000 gallons	\$4.47	100,001	and above gallons per month		

<u>Levels</u>	<u>Cost</u>	<u>.9 acre-foot Rate Structure</u>			
Level #0 - Minimum monthly fee/system	\$32.64	No Water, Minimum Monthly Fee			
Level #1 - Plus \$0.84 per 1,000 gallons	\$0.82	0	to	10,800	gallons per month
Level #2 - Plus \$1.02 per 1,000 gallons	\$0.99	10,801	to	18,000	gallons per month
Level #3 - Plus \$1.78 per 1,000 gallons	\$1.73	18,001	to	27,000	gallons per month
Level #4 - Plus \$3.00 per 1,000 gallons	\$2.91	27,001	to	54,000	gallons per month
Level #5 - Plus \$3.34 per 1,000 gallons	\$3.24	54,001	to	90,000	gallons per month
Level #6 - Plus \$4.60 per 1,000 gallons	\$4.47	90,001	and above gallons per month		

**PLEASE NOTE:** The District is considering a 3% increase in rates in its July 2024 Board Meeting. So, even without changing to the .9 AF Rate, all customers will see a 3% increase to their bill if the Board approves the proposed increase.

## Water Rights Proposal Letter

Dear Monarch Meadows Residents,

2024 has been a very busy year for improvements to our subdivision. Five new storm water projects have been completed that will direct excess water away from property owners lots into water retention basins located in common areas. Working with the Iron County Engineering Department, we were able to secure their help to construct these projects on a cost sharing basis that has saved Monarch Meadows \$6000.

During the construction of the water way into North Common Area 4, a leak was discovered in the water stub going to that area. There are water stubs that carry water into common areas 1- 4. Currently, Park 1 (grass, trees and flowers) is the only one using water. Prior to the leak, the Board was under the impression that the capped water stubs in common spaces 2, 3 and 4 were connected to the Park 1 meter. However, they are not. Any future use of water in common spaces 2-4 will require installation of anti-backflow valves, a water meter and paying impact fees. The original developer of Monarch Meadows subdivision purchased farm land and the water rights. To bring culinary water to Monarch Meadows, the developers entered into an agreement with Central Iron County Water Conservancy District (CICWCD) to deed over 1 acre ft of water per each lot in the subdivision. In return, CICWCD would provide water to the subdivision starting at the level one price. The developer retained the water rights for the common areas with the intent of holding these water rights in reserve for the future development of the common areas 1-4. Years later, the subdivision was sold to a second developer who was not totally honest and sold the reserved water rights from the common areas and then later declared bankruptcy. The net result of this is that our common areas are not backed by water rights.

While repairing the water leak, we learned from the CICWCD how water is priced in the subdivision. CICWCD has a 6 tier price structure. Level one is the lowest cost at \$.084/ 1000 gal. up to level 6 at \$4.60/1000 gal.

We had CICWCD evaluate our usage based on the size of the grass area in Park 1. They concluded that based on the area of grass being watered in 2023, we were under the recommended watering for the space. Any water used in common areas 1-4 are billed at the level 6 water rate of \$4.60/1000 gal. resulting in an overall cost for the year of \$4,832.87.

In light of this new information, the Board began exploring ways to reduce the common area water costs. Some of the options considered:

- Purchase new water rights to deed over to CICWCD to reduce the cost level
- Water less (note: we are already under watering per the CICWCD evaluation)



- Convert some of the existing grass to dry landscaping

The Board determined these options to be either too expensive or visually unappealing.

In consulting with a former CICWID Board member, an additional suggestion was made. Recognizing that many of the lots in Monarch Meadows have minimal or dry landscaping designs and do not use 1 acre ft of water, it is possible to request to reallocate a portion of the 1 acre ft per lot to the common areas. This would lower the common area cost from the highest tier pricing of \$4.60 per 1000 gal. down to the same rate as owners of \$.84 per 1000 gal.

In July, the board met with the CICWCD manager Paul Monroe who agreed that reallocation of the water right would be possible pending approval by the Water Districts Board of Directors. That approval was granted in their next board meeting. We also requested to have their staff generate a water use profile for Monarch Meadows to help us determine the percentage of the acre ft to reallocate to the common areas with minimal impact to owners.

CICWCD provided a water use profile based on 2023 water usage for the entire community. The profile divided the subdivision into 4 categories:

1. Low water use: 0 - 47,010 gal/year (63% of MM residents)
2. Low-Mid water use: 47,010 -140,810 gal/year (11% of MM residents)
3. Mid-High water use: 140,810 – 200,700 gal/year (19% of MM residents)
4. High water use: 200,700 – 355,560 gal/year (7% of MM residents)

The water use in Park1 falls in the high category (3.9 acre ft) and pays the highest tier pricing. Reviewing the numbers, MM board and CICWCD management determined that reducing each lot to .9-acre ft/year would free up 12.9 acre ft for use in all common areas. This reallocation would produce substantial savings for the community. Based on the 2023 figures, we would have saved approx. \$3000 in water expenses per year.

The attached Monarch Meadows Customer Bill comparison provides our owners with an easy way to determine if your bill would be affected by this proposed change. CICWCD also provided the below summary based on the estimates for each category:

Low use: Likely no change

Low-Med use: approx. \$8.14 annual increase

Med-High use: approx. \$17.75 annual increase

High use: approx. \$32.05 annual increase

In addition to the request to reallocate water rights per acre ft, CICWCD requested we amend our CC&Rs to include living grass and turf restrictions to encourage low water use landscaping as defined in the below description. Lot owners who fall into the mid – high

use category are encouraged to look into numerous water saving solutions or turf buy back programs offered from CICWCD.

- (a) Living Grass and Turf Restrictions: the total square footage of living grass and turf shall not exceed 4500 square feet in the front and back yards combined, upon any Lot. Any homeowner wishing to exceed 4500 square feet of grass and turf upon the Lot shall submit a plan to Central Iron County Water Conservancy District (“CICWCD”) in addition to the ACC. as set forth below, displaying measurements detailing the landscaping plans and/or changes in order for CICWCD to determine the amount of additional water rights necessary to accommodate such yard landscaping plans. Only upon the Lot owner transferring additional approved water rights to CICWCD to cover additional water use, will the restrictions related to grass and turf square footage be lifted from that Lot. Any restrictions lifted by CICWCD does not indicate an approval of landscape plan by the ACC and does not indicate the lifting of any restriction by the ACC.

In closing, the substantial cost savings and minimal impact on owner’s water bills, the Monarch Meadows Board is recommending a vote for the proposed CC&R amendment and a .1 acre ft reallocation. This proposed Amendment will require a 67% participation rate of MM lot owners. The majority vote for or against the proposed amendment will prevail for the entire subdivision.

We appreciate your consideration for this important matter for our community.

MMOA