

**MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
November 7, 2019**

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held at Cedar City Library, Utah at 6:30 p.m. on November 7, 2019.

I. CALL TO ORDER

Board Member Keith Greenhalgh called the meeting to order at 6:30 pm.

II. ROLL CALL OF OFFICERS

Present: Cody Bremner, Liv Liddle, Jim Haigler, Keith Greenhalgh

Absent: None

Also Present: Community members

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (August 2019)

Motion by Cody Bremner, seconded by Jim Haigler to approve the minutes of the Regular Meeting of August 2019, Motion Carried.

IV. Current Financial Condition.

* reported on the financial condition. As of July, 2019:

- | | |
|------------------|-------------|
| a. SBSU Checking | \$ 15654.39 |
| b. SBSU Savings | \$ 10000.00 |

Motion by Keith Greenhalgh, seconded by Cody Bremner to approve the financial report through November, 2019. 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.
- 2) Bryce Webster has been hired to take care of the developed common areas & 2300 West for \$300/month, during the months of March-October.
 - a) Responsibilities include:
 - i) Mowing
 - ii) Weeding/Spraying
 - iii) Watering
 - iv) Fertilizing
- 3) The warranty deed transfer fee will increase from \$35 to \$100 and will become effective on January 1, 2020.
- 4) The HOA dues late fee will be charged after 30 days delinquent rather than 61 days, effective on January 1, 2020.

VI. New business

1) Financial

- a) The board will continue working on the annual budget and will continue discussion at the December 2019 meeting.

2) Common Area Management and Development

- a) The board is working with a contractor to fix the existing pavilion in phase 1. There will be a community resurfacing project (sand/stain) for the pavilion once the structure is fixed. This date will be announced afterward.
- b) During the August meeting, the board discussed putting 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. Keith Greenhalgh updated the BOD that it will be installed in February, 2020.
- c) There has been a request to build a pavilion in the common area of phase 1.
 - i) Cody Bremner made a motion to table all other proposals until current plans are completed (fix current Pavillion, playground, etc.) Jim Haigler seconded. Motion carried.
- d) There has been a request to place gravel in the easements going towards the phase 1 common area and to the maintenance shed.
 - i) Keith Greenhalgh motioned to place gravel in 2 developed easements in Phase 1. Jim Haigler seconded. Motion carried 3 to 1.
- e) Liv Liddle went to the water district to request bulk pricing for common area water but was unable to speak to those in charge of the forms and will return at a later date.

3) CC&R Enforcement and Inquiries

4) 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 January 30, 2020.
- b) The board discussed developing an ACC committee that will be appointed by the board as stated in Article III. Chauncy Harris has applied to be a member of the ACC committee.
 - i) Cody Bremner Motioned to Appoint Chauncy Harris as 1 member of the ACC effective immediately. Keith Greenhalgh seconded. Motion Carried. Cody Bremner also made a motion for nominations to elect two more members to the ACC. Liv Liddle seconded. Motion carried.
- c) The parks committee is looking to have another meeting for 2020 development. If you would like to be apart of the committee please email the board. The meeting will be announced.
- d) The board is in need of an additional board member. If any member would like to nominate themselves or another member, please email the board.

VII. Members addressing the BOD

All members present had an opportunity to address the BOD.

Next board meeting to be scheduled for January 30th, 2020 at 6:30 pm.
Jim Haigler made a motion to adjourn the meeting at 8:44pm. Seconded by Jim Haigler. Motion Carried.