

Meeting Minutes

Monarch Meadows Board Meeting

Date: January 13, 2024 - 2:00 pm.
Called to order: 2:15 pm.
Meeting called to order by: Ray Tramondo; Seconded by Marc Carpenter

In Attendance

Officers Present: Ray Tramondo, Loy Brown, Marc Carpenter

Officers Absent: Zach Goodwin

Also Present: Stephanie Weatherly

Approval of Minutes

The November 2023 minutes were unanimously approved by the board prior to the meeting.

Treasury Report

Debit Card:	\$784.33
Checking Account:	\$23,241.62
Reserve Account:	\$33,503.21
Total Assets:	\$57,529.16

Committee Reports

ACC Committee: Reminders to Owners

- a) 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
- b) The required County property line from the street is 10'.

Parks Committee: 2024 Proposed Projects Report by Loy Brown (see page 3)

Activities Committee: Nothing to report.

Unfinished Business

Drain improvements:

- a) Gallant Fox and N. Native Dancer completed just waiting for the invoices.

- b) 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. Loy Brown will report to the board with further information from the county: locations, timelines, MM cost commitments.

Actions

- a) The Board voted unanimously to welcome Stephanie Weatherly as Board Secretary effective January 13th, 2024.
- b) A motion was made by Marc Carpenter to apply for a credit card with State Bank of Southern Utah to be used for all future purchases. The action will promote transparency and additional account security. This will also eliminate the need for debit card purchases on the checking account. The motion was passed unanimously.
- c) Effective January 13th, 2024, Zach Goodwin has resigned his position on the board. Excessive personal and business commitments will limit his time and availability for the position. The Board accepted the resignation.

New Business

- a) The 5th seat for Board positions will need to be filled following the resignation of Zach Goodwin. The Board will continue to reach out to the community for volunteers. Email the Board to volunteer.
- b) A meeting location for 2024 open Board meetings is needed. The decision to resume meetings at the [Cedar City Public Library](#) was suggested and approved by the Board. The next open meeting will be held March 23rd, 2024 @ 2:00pm.
- c) Ray Tramondo brought up the need to verify that our articles of incorporation and insurance documents are updated for 2024. Ray will provide the board with the new documents.
- d) Discussion regarding fundraisers to generate additional funds for our community park projects. Tabled for further feedback and ideas.
- e) Best ways to address community complaints. Tabled for further discussion.

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 at 5:15 pm. was made by Ray Tramondo; Seconded by Marc Carpenter.

The next open meeting will be held on March 23rd, 2024 @ 2:00pm.

[Cedar City Public Library](#)

2024 MONARCH MEADOWS PROPOSED PROJECTS

Proposal submitted by Loy Brown

1. IRRIGATION IMPROVEMENTS, (SHUT OFF VALVES, DRIP SYSTEMS, SPRINKLERS) FOR AREAS 1,2,3.
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.
4. SMALL FRUIT TREE ORCHARDS (7-8 TREES) IN AREAS 2&3. ORCHARD DESIGN CAN ALSO INCLUDE A GRAPE COVERED ARBOR/PERGOLA.
5. NEW BARK MULCH FOR AREA 1 PLAYGROUND.
6. RESTORATION OF PARK BENCHES IN AREA 1. REPLACING DAMAGED SLATS AND REFINISHING WITH A MORE WEATHER RESISTANT DECK STAIN.
7. FINISH DECORATIVE ROCK IN NORTHEAST CORNER OF AREA 1 WALKING TRAIL.
8. REMOVAL OF ROCKS CONSTRUCTION DEBRIS, AND LEVELING IN AREA 4; TO FACILITATE EASIER WEED CONTROL.
9. ADDITIONAL TREES, SHRUBS, AND FLOWERS IN AREAS 1, 2, & 3. A FAIR NUMBER OF TREES, SHRUBS AND FLOWERS ARE BEING DONATED
10. BETTER STORM/WATER REMOVAL&RETENTION TO AVOID FLOODING IN THE NEIGHBORHOOD.

THE BOARD FEELS THE PROPOSED PROJECTS CAN BE COMPLETED AND DONE WITH MINIMAL EXPENSE. GENEROUS DONATIONS OF TIME, LABOR, AND FUNDS FROM COMMUNITY RESIDENCES WILL HELP TO MAKE THIS POSSIBLE. THE BOARD IS ESTIMATING A COST AROUND 8 TO 9 THOUSAND DOLLARS TO COMPLETE THESE PROJECTS. THE BOARD WILL KEEP RESIDENCES INFORMED, AS WE OBTAIN ACTUAL COSTS OF EACH PROJECT