

MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
November 4th, 2020

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held with ZOOM proctor on November 4th, 2020.

I. CALL TO ORDER

Board Member Chauncy called the meeting to order at 6:33 pm.

II. ROLL CALL OF OFFICERS

Present:, Brittanua Clark, Brian Stowe, Chauncy Harris, Tyrel Wilcox

Absent: Jon Yerby

Also Present: Jim Haigler, Liv Liddle

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (October 2020)

Motion by Chauncy, seconded by Jim, to approve the minutes of the Regular Meeting of October 2020, motion carried.

IV. Current Financial Condition.

* reported on the financial condition. As of November 4th, 2020:

a. SBSU Checking	\$ 4,369.41
b. SBSU Reserve	\$ 16,474.89
c. SBSU Debit Card Account	\$ 197.30

Motion by Jim, seconded by Chauncy to approve the financial report through November 4th, 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) Seal coat has been applied. Repairs for the damage done to the walking path by concrete truck, have been complete. Need to revisit cost of backpatching and path cutting.
 - b) The 7th revision of CC&R's was okayed by Attorney Kimble. We are still in conversation with the wording and options for definitions of limited common areas. Emails have been sent out, still waiting on the Attorney and new Board review.
 - c) Common area 2 needs concrete removal and some additional clean up. Also need to plan the same for Common area 3. (Still on list of to-do, will try to arrange a scheduled clean-up day). This item has been shelved until spring, due to weather.
 - d) Adhesive product to reattach stones on the 2300 W wall was purchased. We appreciate the offer of help from Karen Mitchell, we were hoping to beat the temps, but it appears that we will need to shelve the repairs until spring, due to the temperature requirements for the adhesive.

- e) Special thanks to those that assisted with the trimming and hauling of tree limbs from 2300 W. We will need assistance with hauling off the overage of branches from the roll off. Rocky Ridge was unable to take the excess, it is currently sitting in the empty lot on the north side of park 1. It can be taken to Enoch dump, or to the county. We again appreciate all assistance with this project.

2) Elections

We want to extend a very grateful thank you to Jim Haigler and Liv Liddle. They said their goodbyes to us on Wednesday. We would like to also extend a hearty welcome to the elected members; Jon Yerby and Tyrel Wilcox. We appreciate them stepping forward to assist in the management of our community, and look forward to working with them. We will continue to post updates for positions and committees as they are organized. We greatly appreciate any involvement you may offer to improve our little community. Thank you so much to all who ran in the election, and were willing to help us out.

VI. New business

1) Financial

- a) Our community is growing rapidly, with very few empty lots. We have received a significant push for a speedier timeline regarding the community parks. However, we have been unable to move forward due to our limited funds and help. The price to finish and sustain continued maintenance of Park 1 has become costly, and our insurance needs have increased. We feel the need to increase our HOA monthly dues to off-set the maintenance of Park 1.

As per the current CC&Rs, increase of the annual assessment up to 100% are allowed without a vote. We have chosen to follow the proposed CC&Rs which limit an increase to 25% without a vote. The dues will only be increased by \$5 per month, starting January 2021. We thank each and everyone of you for your continued interests and support.

- b) Proposal to remove old board members; Keith Greenhalgh, Liv Liddle and Jim Haigler from SBSU accounts, and to place new board members; Brian Stowe, Tyrel Wilcox and Jon Yerby on the accounts. Motioned by Brittanua, seconded by Chauncy.

2) Common Area Management and Development

- a) Pavilion. We need volunteers to take us to our final stage of the repairs, with installing ½” plyboard for the interior roof, vs tongue and groove to limit cost. Stain/seal will be our final task in the spring after temperatures warm. We are anticipating November 21st, as a working day to get the ceiling installed. We warmly (we hope it’s warm) welcome any volunteers.

- b) Park signs have been installed. The extra playground piece will be tentatively installed November 21st, weather permitting.
- c) Gravel for the park 2 North easement property owners are ready for gravel. This should be facilitated within the next 2 weeks.
- d) Adjustments to the aerial photographs are being made. Board is still planning on plotting out measurements and sprinkler systems using these maps.
- e) Water has been turned off in park 1, however a few leaks have been discovered. We will need to reassess and create a plan for the repairs and maintenance of the items come spring, due to the lines and heads being 14 years old.
- f) No progress has been made on the amendment of Phase 2 easements due to lack of resources and volunteers.

3) CC&R Inquiries and Enforcement

- a) Bylaws were signed on March 23, 2020. A copy of the Bylaws and the original CC&Rs can be viewed on our website. www.monarchmeadows.org. Go to the documents tab, and you will see hyperlinks for the documents. The proposed CC&Rs and an Inquiry/Complaint form are also available on the website.
- b) Board sent warning letters out to the lot owners who had not cleared the weeds from last year. We are sending out the 2nd violations. We appreciate that most responded so readily. We would like to have a sub-committee that will help the board in maintaining the CC&R's, and help with weed monitoring.
- c) The newly formed board is actively working on generating a list of projects and assigning them priority levels and formulating ways to undergo each task.

4) Legal

- a) Insurance
The board has been in conversation with our HOA insurance company. We have been reassured that our coverage is the same or better than other HOAs that they service. However, in the interest of each member and the HOA, and wanting to be prepared for any incident, we are discussing other options. These include adding an umbrella, an increase of our coverage to 2/4 million, and adding a Class Code that specifically covers the trails and playground. We are evaluating the information. We are paid up until March of 2021. The board has agreed to revisit this topic in January, and seek outside quotes to prepare us for the need to reinstate in March.

VII. Members addressing the BOD

All members present had an opportunity to address the BOD.

Next board meeting is tentatively scheduled for December 1st, 2020 at 6:30 pm. Location is TBD. Chauncy Harris made a motion to adjourn the meeting at 7:48pm. Seconded by Brittanua Clark. Motion carried.