

MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
July 21, 2019

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held at Cedar City, Utah at 5:30 p.m. on July 21, 2019.

I. CALL TO ORDER

Board Member Keith Greenhalgh called the meeting to order at 5:33 pm.

II. ROLL CALL OF OFFICERS

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

Absent: None

Also Present: Mindy Taylor

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (May 30,2019)

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

IV. Current Financial Condition.

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

a. SBSU Checking	\$ 34,898.86
b. Dues collected for June 2019	\$ 2,936.46
c. Uncollected dues	\$ 1,550.00
d. Debts	\$ 500.00 (Fertilizer)

Motion by Cody Bremner, seconded by Jim Haigler to approve the financial report through July 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. Grass has been seeded and is growing. Needs 3 more weeks before it can be used. It's too early for weed killer.
- 2) Entrance lighting was installed.
- 3) CC&R violations and enforcement. The board discussed current violations and will be issuing notice of violations.

VI. New business

1) Financial

- a) The board discussed the official budget & reserve and will open an additional bank account to hold the reserve.
- b) The board came up with a plan to get the past dues from a few lots that are delinquent
- c) The board discussed adding paypal as an additional method of paying dues. They will do research on the topic and will decide next board meeting.

2) Common Area Management and Development

- a) The board voted (4-0 in favor) on having Triple I Enterprises cut down weed growth in the common areas. This will commence before the end of July.

- b) The board decided to have all vacant lot owners be responsible for the weed overgrowth. Notices of violation will be issued. If lot owners of vacant lots would like to have Triple I take care of them for you, please let the board know and we will connect you with them.
- c) The board voted in favor for hiring a lawn care service for phase 1 common area and are in the process of obtaining quotes. The board will pursue the company that brings the most value prior to the next board meeting.
- d) The board will table ordering the playground and 5 benches in Phase 1 until December 2019.
- e) The board is gathering quotes for installing the grass edging in Phase 1 common area.
- f) 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 afterwards.
- g) The board discussed putting a gate at the north corner of monarch meadows. This is to help prevent trespassing on the north phase 1 common grounds. The board will discuss with the property owner next to us and will come to a decision next meeting.

3) CC&R Enforcement

- a) The board voted (4-0 in favor) for creating new notice of violation letters.
- b) The board has implemented using a complaints and inquiries form. Members should use this form if they have a complaint or inquiry for the board.

4) Legal

- a) The board discussed and approved looking into having an HOA attorney. The board is doing due diligence on selecting an attorney.
- b) The board discussed and approved (4-0 in favor) to retain Mindy Taylor as the HOA Account Manager and bookkeeper. Quotes from other firms were acquired and presented.
 - i) Rees and Hughes CPA \$500/month
 - ii) Mindy Taylor \$25/hour (4-10 hours/month)
- c) 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.
- d) The board approved (4-0 in favor) taking Tyler Taylor off the bank account because of his resignation and replace with board member Keith Greenhalgh.

VII. Members addressing the BOD

All members present had an opportunity to address the BOD.

Next board meeting to be scheduled for August 29, 2019 at 5:30pm.

Keith Greenhalgh made a motion to adjourn the meeting at 8:42pm. Seconded by Cody Bremner. Motion Carried.

