

**MONARCH MEADOWS  
BOARD OF DIRECTORS MEETING  
August 29, 2019**

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held at Cedar City Library, Utah at 6:00 p.m. on August 29, 2019.

**I. CALL TO ORDER**

Board Member Cody Bremner called the meeting to order at 6:00 pm.

**II. ROLL CALL OF OFFICERS**

Present: Cody Bremner, Liv Liddle, Jim Haigler, Keith Greenhalgh  
Absent: None  
Also Present:

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (July ,2019)**

Motion by Keith Greenhalgh, seconded by Jim Haigler to approve the minutes of the Regular Meeting of July 2019, Motion Carried

**IV. Current Financial Condition.**

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

a. SBSU Checking	\$ 38,494.80
Dues collected for July 2019	\$ 2495.00

Motion by Keith Greenhalgh, seconded Cody Bremner by to approve the financial report through August 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 is coming in very well. The sprinklers need to be adjusted as there are a few dry areas.
- 2) The tall weeds in undeveloped common areas were cut down.
- 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 reserve and will open an additional bank account to hold the reserve and have a beginning balance of \$10000. \$700 will be added monthly to the reserve for maintenance for current assets. Cody Bremner motioned, seconded by Keith Greenhalgh. Motion Carried
- b) The board will continue working on the annual budget and will continue discussion at the September 2019 meeting.
- c) The board discussed adding paypal and have decided not to create an account at this time.

- d) The board discussed a warranty deed transfer fee increase to \$100 to help offset the costs of the HOA in the transfer. Keith Greenhalgh motioned Jim Haigler 2nd the motion. Motion carried.
- e) The board talked about changing the HOA dues late fee from 61 days to 30 days. Cody Bremner motioned seconded by Keith Greenhalgh. Motion carried.

**2) Common Area Management and Development**

- a) 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.
- b) 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.
- c) 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. Keith Greenhalgh motion to approve, Liv Liddle 2nd the motion. Motion carried.
- d) The board discussed the current landscaper and their lack of taking care of the common area. The board approved (4-0) in purchasing maintenance equipment and hiring a maintenance worker.

**3) CC&R Enforcement and Inquiries**

- a) Notice of Violation letters have been sent out.

**4) Legal**

- a) The board has selected Curtis Kimble as our attorney.
- b) The board discussed redrafting CC&Rs and Bylaws to fit the identity of our current community. The board will start with the bylaws and then proceed with the CC&Rs. Curtis Kimble will aid in this process. Cody Bremner motioned, second by Liv Liddle. Motion carried.
- 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.

**VII. Members addressing the BOD**

All members present had an opportunity to address the BOD.

Next board meeting to be scheduled for September 26, 2019 at 6:00 pm.

Cody Bremner made a motion to adjourn the meeting at 8:17pm. Seconded by Jim Haigler. Motion Carried.

