

**MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
May 5th, 2020**

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held with ZOOM proctor at 5:30 pm on May 5, 2020.

I. CALL TO ORDER

Board Member Brittanua called the meeting to order at 5:34 pm.

II. ROLL CALL OF OFFICERS

Present: Chauncy Harris, Brittanua Clark, Liv Liddle, Jim Haigler, Keith Greenhalgh

Absent: None

Also Present: None

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

Motion by Keith, seconded by Chauncy to approve the minutes of the Regular Meeting of April 2020, Motion Carried.

IV. Current Financial Condition.

* reported on the financial condition. As of May 5, 2020:

a. SBSU Checking	\$ 11,921.38
b. SBSU Reserve	\$ 13,524.95
c. SBSU Debit Card Account	\$ 358.48

Motion by Keith Greenhalgh, seconded by Chauncy Harris to approve the financial report through May 5, 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) Path in Phase I needs to have the seal coat issues addressed with warranty. The company was contacted and had agreed to send out a representative to assess repairs for later in May. Keith to contact to get a status update.
 - b) Revised CC&R's were emailed to each member of the HOA on May 4, 2020. Members have 30 days to review and comment. Email the Board with specifics. ALL inquiries and comments MUST be placed in writing.
 - c) Board discussed what measures should be taken to maintain and ~level common areas 2 (between Secretariat & War Admiral) & 3 (between War Admiral & Gallant Fox), and community gardens. Rental of a skid steer to help clean up areas and spread gravel deliveries were proposed. Will follow up with the Parks Committee for more.
 - d) Maintenance of North and South entrances were discussed. Weed spray was authorized for entrances, and discussion for cleaning and hiring of handymen for wall repairs on 2300 West was proposed. Need for more rock and restoration. Motioned by Jim, seconded by Brittanua. This will come from the maintenance reserve fund.

VI. New business

1) Financial

- a) Board approved proceeding with the Pavillion repair bid of \$1700. David Jeffs & others will get the materials.
- b) Added a second checking account with a debit card. One signer account. Will hold money only for upcoming expenses. Completed
- c) Carri Beck has agreed to do the HOA bookkeeping effective May 5, 2020. HOA website will have updated mailing and contact information by May 15, 2020.

2) Common Area Management and Development

- a) The parks committee met on April 26th. There was good discussion and phase 1 common area ideas were requested. Another committee meeting will be held to review ideas and recommend a couple of options. If you would like to be a part of the committee please email the board. The meeting will be announced.
- b) David Jeffs provided recommendations to repair and upgrade the pavilion. He has sourced and priced most of the materials needed. Best option was chosen with a total of \$1700. Jared Dannelly provided structural engineering feedback. This will come from the maintenance reserve fund. Tentative plan to do the first portion (posts & braces) before the arrival of the playground equipment.
- c) The playground equipment has been ordered and is due to arrive prior to July. We will be putting out information on the arrival of the equipment, and scheduling work days for the HOA members to help install.
- d) Contractors trash/ community trash pickup. Trailer parking. Concerns about contractor trailers, and trash, were addressed. Board is in the process of politely reminding builders of their responsibility to maintain a cleaner and less congested area for the safety of members.
- e) Previously the board approved the installation of a gate at the northwest corner of Monarch Meadows to help keep outside off-road vehicles from using the space. Cy Robins has volunteered to head up this project with help from members of the community. A new quote was obtained for about \$750 for materials.

- f) Jim Haigler went to the water district to request bulk pricing for common area water. They said that they did not have a way to do that without us providing a water share. Water shares are cost prohibitive to obtain.
- g) The board voted to place gravel in the easements going towards the phase 1 common area (west side) and to the maintenance shed in April. It was decided at this board meeting that the phase 1 West easement entrance should be asphalted to match the walking path and the other entrance. Bids will be sought.
- h) Keith Greenhalgh has been appointed maintenance and landscape coordinator. Motioned: Chauncy, seconded by: Liv.

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 (still in its infancy, please be patient) 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. If you wish to make comments on the revised CC&R's, it MUST be in writing, you may use this form to facilitate it.
- b) Board agreed to send warning letters out to the lot owners who have not cleared the weeds from last year.

4) **Legal**

- a) A Website has been developed for our HOA, in order to better facilitate communication with HOA members, its www.monarchmeadows.org This is a work in progress and still has a way to go. Any suggestions on what you are wanting to see, please email the board.
- b) Board is looking into facilitating the implementation of online payment systems with our new website.

VII. **Members addressing the BOD**

All members present had an opportunity to address the BOD.

Appreciation given to Keith Greenhalgh for his service on the Board. There is an open position, please email the Board if you are interested in serving.

Next board meeting is scheduled for June 2nd, 2020 at 6:00 pm. Location is TBD. Brittanua Clark made a motion to adjourn the meeting at 7:53 pm. Seconded by Jim Haigler. Motion carried.