

Minutes of the Meeting of the Monarch Meadows Owners Association Board of Directors  
7:00 pm December 7th, 2022

I. **Call to Order:** Jon called the meeting to order at 7:06 seconded by Zach Goodwin

II. **Roll Call of Officers:** Chauncy Harris, Ray Tramondo, Jon Yerby, Zach Goodwin  
absent: Tyrel Wilcox.

III. **Approval of the last Meeting Minutes:** The Meeting Minutes for the 09 November 2022 MM OA Board were previously approved unanimously by the OA Board Members via electronic means. They are available on the [monarchmeadows.org](http://monarchmeadows.org) website.

IV. **Financial Report:** As of 30 November 2022.

- A. Debit card: \$888.79
- B. Checking account: \$5,364.69
- C. Reserve account: \$29,072.07

TOTAL ASSETS: \$35,325.55

After 30 November, \$5,200 was moved from the reserve account to checking for the block wall repair project south of the south entrance.

Motion to approve by Jon, seconded by Zach G.

V. **Management Report**

Ray Tramondo has been appointed to serve the remainder of Jannett Johnson's term till January 2025. Ray has held various positions on other boards for 20 yrs. Can bring some new ideas.

Common Areas Progress update - Drone Photos, Plans for 2023

- Wall repair needs to be painted.
- North end of the wall still needs to be repaired.
- Masonry repairs (top caps & decorative stone) needed on the 2300 West wall.
- Playground equipment, several pieces need repairs
- Drone photos were completed of the MM development.
- Pipe stub locations in Park 1 North end have been documented.

VI. **New business**

**Monthly Dues increase of \$6 to commence January 1, 2023.**

- The 24% increase is below the 25% increase limit as stated in the governing documents.
- The increased revenue will go towards improvements
  - Drainage management on N. Native Dancer
  - Parks 2 & 3 improvements
  - Increased contribution to reserve fund to insure amended assets (trees, rocks, etc.) are covered.

### **Outgoing/incoming Board members for 2023**

- Chauncy Harris and Zach Goodwin complete their board terms in January 2023.
- There are only two applicants for the two positions that will be opening. We discussed the possibility of a Yes/No vote however per the bylaws: if there are only as many candidates as open positions then the President can declare them elected without a formal vote.
- Applicants are Misty Hodek and Zach Goodwin running for a full term. Statements submitted by each are at the bottom of the minutes. They will begin serving in January 2023 for 3 years.
- New OA Board officer positions will be announced at the 11 January OA meeting.
- Gary Hodek is taking over the Chair of the Architectural Control Committee from Chauncy Harris.

Ray Tramondo made a motion to adjourn the meeting at 7:31pm. Seconded by Jon Yerby. Motion Carried.

The next MM OA Board meeting will be Wednesday, 11 January 2023 at 7 p.m. and will be held in the Hodek's shop, 3913 N. Native Dancer Dr.

### Applicant statements.

**Misty Hodek:** Currently I am an Insurance Agent licensed nationally to assist Real Estate Brokers with their Professional Liability needs. I have served in this capacity for over 2 years now. But have been in the Insurance/Financial Services industry for over 15 years

I do also have 13 years experience in Retail Sales as well with 4 years of being in the cash office of a large grocery store chain handling all the monies for the store.

Additionally, I also served as a Notary Public in the state of NV for 2 years prior to moving to Cedar City.

I am very interested in a Board position to get better acquainted with our community here in Monarch Meadows and would love to see our little community be more involved in our Cedar City community as well. Perhaps a toy drive during the holidays would be a great thing to help out the children.

**Zach Goodwin:** I am running for the OA board again but for a full term this time. As many of you know I am completing the term of Britannua over the last 1 year and 8 months. During this time I have had a couple of negative but mostly positive experiences. I would like to continue to help drive the great improvements we have been seeing/doing over the last year or so! My family and I plan to stay here for many years and I would like to see the community continue to prosper. I think that the transition would be easy and efficient if I continue to serve. Thanks again for your support and I hope to continue to serve the wonderful friends and neighbors of Monarch Meadows!

**MONARCH MEADOWS BOARD OF DIRECTORS MEETING  
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