

Minutes of the Board of Directors Meeting of the Monarch Meadows OA,
held at the Cedar City Library at 7:00 p.m. on 09 November 2022.

I. CALL TO ORDER

Board Member Zach Goodwin, 2nd Tyrel Wilcox called the meeting to order at 7:01pm

II. ROLL CALL OF OFFICERS

Present: Zach Goodwin, Chauncy Harris, Tyrel Wilcox

Absent: Jon Yerby, Jannette Johnson (resigned)

Total members present: 10

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING The Meeting Minutes for the 05 October 2022 MM OA Board were previously approved unanimously by the OA Board Members via electronic means. They are available on the monarchmeadows.org website.

IV. Current Financial Condition.

a. Treasurer's Report. Balances as of end of day 31 October 2022.

- i. Debit Card: \$947.20
- ii. Checking Account: \$9,536.33
- iii. Reserve Fund: \$28,372.07

V. Management Report

- a. OA dues are being raised to \$31 per month beginning 01 January 2023. This is less than the limit of 25% per the CC&Rs.
- b. Signs - Vector file still not received from Maddi. Needed to move forward, must be VECTOR.
 - i. dimensions will be 18"x12"
- c. The block wall on 2300 West has been partially repaired.

VI. New business

- a. Announced Jannett Johnson resignation
- b. Three board seats to be filled - currently 3 applicants
- c. Need someone to chair the Architectural Control Committee (ACC) - Gary Hodek expressed interest in volunteering.
- d. Maintenance of common areas, catchment ponds, storm drains, etc.
Can we garden in those common areas? Yes. please do, just be aware that we are trying to lease those limited use areas. Once we are able to do that, we will lease those areas for a very low cost and a short-term lease.

- e. South area, 115 acres, is now for sale. south 40 acres are annexed to Cedar City. The rest cannot be at present.
- f. Status of the roads - phase 2 done. Phase 1 to be completed later. Chip seal will happen during 2023.
- g. Close applications in November for voting for a position on the board.
- h. Status of warning/fine letters
- i. Hodek's offered up their shop for future board meetings.

Zach Goodwin made a motion to adjourn the meeting at 8:08 pm.

Seconded by Chauncy Harris. Motion Carried.

MM OA BOD meeting – November 9th, 2022

The next Monarch Meadows Owners' Association Board meeting is scheduled for December 7th, Wednesday, 7 pm, at Gary & Misty Hodek's shop, 3913 N. Native Dancer Dr.