

**MONARCH MEADOWS**  
**BOARD OF DIRECTORS MEETING**  
**August 4th, 2020**

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held with ZOOM proctor on August 4th, 2020.

**I. CALL TO ORDER**

Board Member Brittanua called the meeting to order at 4:34 pm.

**II. ROLL CALL OF OFFICERS**

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

Absent:

Also Present: None

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (June 2020)**

Motion by Liv, seconded by Jim, to approve the minutes of the Regular Meeting of June 2020, motion carried.

**IV. Current Financial Condition.**

\* reported on the financial condition. As of August 4, 2020:

- |                            |                     |
|----------------------------|---------------------|
| a. SBSU Checking           | <b>\$ 6,263.61</b>  |
| b. SBSU Reserve            | <b>\$ 14,368.57</b> |
| c. SBSU Debit Card Account | <b>\$ 27.37</b>     |

Motion by Brittanua, seconded by Liv to approve the financial report through Aug 4th, 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 still needs the seal coat warranty repair. The company was called again last week by Keith G, and agreed to come out. Not yet seen as of today.
  - b) The Board reviewed the feedback that was requested from the 129 lot owners. 20 of the owners responded and provided input on the proposed CC&R's. The Board had working meetings, where each comment was pooled and each section was reviewed to try to echo the voices of members that participated in the revision. This 7th revision was emailed out to Attorney Kimble the first week of August for review.
  - c) While a skid-steer was available to the HOA for the playground project, it was used to scatter rock in the West easement of Common area 1, and to smooth ruts on the North easement of Common area 2. Concrete waste piles were gathered and piled up in Common area 2, and a path leveled across from the North to the South entrances. Removal of the existing pile of concrete is still needed, and Common area 3 now needs to be addressed for clean up and concrete removal. Will follow up with the Parks Committee for more.
  - d) Adhesive product to reattach stones on the 2300 W wall was purchased. Seeking some volunteers to put the stones back in place before snowfall.

## **VI. New business**

### **1) Financial**

- a) Reviewed the year to date expenditures to compare with what was budgeted. We are now wanting to do a forecasting of the park costs that help us maintain the lands. Fixing sprinklers, fertilizing the grass, all something we want to get a better idea and find more economic ways to manage this. Outside resources have been approached to help educate and guide us in a better management situation.

### **2) Common Area Management and Development**

- a) Skyler Hokama and Keith Greenhalgh are co-chairing the parks committee. They are still seeking ideas. If you would like to be a part of the committee please email the board. The more voices and muscles we have lending to our cause, the easier and quicker our progress will be.
- b) Pavillion repair next step is to tighten the corners of the roof and then install fascia. The aluminum has been acquired and the cutting and braking is being scheduled. When material is ready a time will be announced for the install. The corners could be tightened now with a hammer, impact driver/drill, and the screws Chauncy has. Any volunteers?
- c) The playground equipment is INSTALLED!. Two long, and challenging weeks of hard work. The area was prepped, holes augered, concrete tubes and rebar put in place, and then trying to figure out Mandarin instructions. We just turned to our amazing structural engineer Jared Dannelly. He squared us away, and was a critical part of this crazy project. Then there was the fun of anchoring and reinforcement. Let's not forget the 77 tons of sand we moved in. We had the amazing Shane Keeler rolling in the big loads to feed our tiny skidder. His help is so appreciated. Mitch Adams,(you worked tirelessly) Aaron Patterson, Cameron Beck, Tyler Taylor, Carri Beck, Skyler Hokama, and last but the prettiest; Keith Greenhalgh. Thank you for being the idea behind this project, and the one that has kept the ball rolling the entire time. I think I should be thanking Lori, for putting up with our craziness with a brand new baby! Thank you for all that you do. Everyone that came to help out, was appreciated.
- d) 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. The gate posts have been put in place (thank you Cy Robins). Just waiting for the quick crete to dry, before attaching the gate to hinges. Purchasing of reflective strips was recommended, to increase visibility of new structure, for safety, and board member Jim is obtaining those items.
- e) Gravel for Park one west entrance is now in place.

Gravel for the west easement on Native Dancer/Secretariat to the shed, has had one load dumped, but needs another one on the road side. Gravel has been delivered, and is scheduled to be spread by Dalton Hunt on Friday August 7. We are grateful for his assistance.

Board member Jim H. motioned for a vote to be cast concerning all easements that have yet to be covered in gravel. He proposed a vote on the existing easements that are ready for gravel, to have a green light to take care of that when possible. Vote was with the understanding that the easement owners have to pay for their own weed block if that is their choice to keep weeds down. The HOA will pay for the gravel. Liv L. seconded the motion.

- f) The three common areas have been aerially photographed via drone. The photos will be scaled to assist in planning use and documenting locations.
- g) Discussion took place regarding entrance monuments and survey markers. One corner pin is marked at each entrance. We would like to find the markers for the other two corners to ensure clarity of location. If you have access to a metal detector, and wouldn't mind assisting us, it would be greatly appreciated.
- h) Brittanua Clark has initiated the amending of phase 2 access easements. A subcommittee is being formed to assist in the arduous task. If you are one of the persons affected by these easements, we strongly urge you to lend your assistance in this undertaking. A meeting is being set up for the week of August 10-14.

### **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](http://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.
- b) Board sent warning letters out to the lot owners who have not cleared the weeds from last year. We appreciate that most responded so readily.

### **4) Legal**

- a) Online payment system is up and running. You can access it through your monthly statement.
- b) Insurance  
The board has been in constant conversation with our HOA insurance company. We have been reassured that our coverage is the same or better than other HOAs that they service. However in the interest of each member and the HOA and wanting to be prepared for any incidence, we are discussing other options. These include adding an

umbrella, an increase of our coverage to 2/4 million, and adding a Class Code that specifically covers the trails and playground. We are all waiting for additional information before a decision will be made.

**VII. Members addressing the BOD**

- A) Jon Yerby asked about what can be done to accelerate the development of common area 3. He also expressed interest in being on a committee or joining the board. We had a great conversation with him, and hope that he chooses to become a member of our team.
  
- B) Aaron Patterson in Phase 1, desires to have his block wall put in place. Unfortunately the asphalt path that was placed there south of the park, was done prior to the easement reduction amendments. The board has given the Patterson's permission to cut into the path, as needed to be able to build their wall. They have already given up use of a portion of their land for the easement. We want them to have full utilization of the rest of their lot.

All members present had an opportunity to address the BOD.

Next board meeting is scheduled for September 1st, 2020 at 5:30 pm. Location is TBD. Chauncy Harris made a motion to adjourn the meeting at 6:31pm. Seconded by Liv Liddle. Motion carried.