

MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
April 7th, 2020

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held with ZOOM proctor at 5:30 pm on April 7, 2020.

I. CALL TO ORDER

Board Member Keith called the meeting to order at 5:41 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 (March 2020)

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

IV. Current Financial Condition.

* reported on the financial condition. As of April 7, 2020:

- | | |
|------------------|--------------|
| a. SBSU Checking | \$ 21,847.21 |
| b. SBSU Reserve | \$ 12,822.84 |

Motion by Keith Greenhalgh, seconded by Jim Haigler to approve the financial report through April 7, 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) The board noticed that the path in Phase I needs to have the seal coat issues addressed with warranty. The company was contacted and has agreed to send out a representative to assess repairs for later this month. We have not been given a set date.
 - b) The board has been actively working with Kimble Law to revise CC&Rs and by-laws. By-laws were signed and recorded on 23 March. We have yet to hear back from the attorney concerning the CC&R's.
 - c) Board President Keith Greenhalgh inspected the sprinklers for Common area 1, he is happy to report that none were broken through the winter. Member Tyler Taylor assisted us in weed removal for Phase 1 area. Thank you
 - d) Board discussed what measures should be taken to disc down/level and maintain common areas in Phase 2 a&b.

VI. New business

- 1) **Financial**

- a) Pavillion repair bid came back from one contractor, suggested re-enforcement of each supporting post and added rails, with restraining. We are still looking for a more cost effective means to facilitate the stabilization.
- b) Add a second checking account with a debit card. One signer account. Will hold money only for upcoming expenses.
- c) Our Bookkeeper is taking their leave, and we are actively seeking a qualified replacement.

2) Common Area Management and Development

- a) The parks committee is looking to have another meeting for 2020 development. If you would like to be a part of the committee please email the board. The meeting will be announced.
- b) The board has looked into professional bids for repairs on the pavilion. We are again urging local contractors to assist us in stabilizing the pavilion, to keep costs down. David Jeffs and Limoni Matakaiongo have been contacted. There also will be a community resurfacing project (sand/stain) for the pavilion once the structure is fixed. This date will be announced later.
- c) Ordering the playground equipment to be accomplished prior to the next meeting. Colors were approved. We will be putting out information on the arrival of equipment, as we are asking the HOA members to help install the equipment.
- 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 quote was obtained for \$1255 in the August meeting. We are hoping to come in significantly lower on price, through the assistance of fellow HOA members service.
- f) The board voted to place gravel in the easements going towards the phase 1 common area (west side) and to the maintenance shed. It has been measured at 29 tons, and will be delivered when weather permits the operation of trucks on grounds to avoid further rut damage to the land. We will be asking members of the community to assist in spreading the gravel. Many hands make light work.
- g) Liv Liddle and Jim Haigler went to the water district to request bulk pricing for common area water and we have yet to have a response.

3) CC&R Enforcement and Inquiries

- a) By-Laws were signed on March 23, 2020. A copy of the Bylaws and the original CC&R's 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.

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) Looking for an account manager/bookkeeper.
- c) 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.

Next board meeting is scheduled for May 5th, 2020 at 6:00 pm. Jim Haigler made a motion to adjourn the meeting at 8:09 pm. Seconded by Keith Greenhalgh. Motion carried.