

**NOTICE OF THE MEETING: An open meeting of the Board of Directors of the Monarch Meadows Owners' Association will be held at 7:00 PM on January 24, 2022 at the Cedar City Library West Meeting Room:**

### **BOARD MEETING MINUTES**

- I. **Call to Order.** Jon Yerby, Monarch Meadows Owners' Association President, was unable to attend and asked Tyrel Wilcox, MM OA Secretary, to conduct the meeting and discuss the agenda topics included. Tyrel Wilcox called the meeting to order. Zach Goodwin seconded. The meeting commenced at 7:02 PM
  
- II. **Roll Call.** Board members present: Tyrel Wilcox, Chauncy Harris, Zach Goodwin, Jannett Johnson. Board members absent: Jon Yerby. Total number of individuals present at the commencement of the meeting: 16.
  
- III. **Approval of Last Meetings Minutes.** The December 2021 meeting minutes were previously approved unanimously by the Owners' Association Board Members via electronic means. They are now available on the [monarchmeadows.org](http://monarchmeadows.org) website.
  
- IV. **Presentation of Reports**
  - a. Treasurer's Report. Balances as of end of day 21 January 2022.
    - i. Debit Card: \$331.99
    - ii. Checking Account: \$27,935.44
    - iii. Reserve Fund: \$26,302.74
    - iv. Total combined: \$54,570.17
    - v. Accounts Receivable: \$1,733 (over 60 days)
  - b. Committee Reports
    - i. Parks Committee provided by Richard Hogsett. Richard illustrated the ideas that other members of the OA have provided to the parks committee. He layered in how those ideas could be positioned in the open areas within parks 1, 2, 3, and 4. He invited those participating in the meeting to look at the aerial photos. He shared some of the research that the parks committee did to give members an idea of what the various projects would cost. The OA Board provided a background of what the parks committee has been tasked to do.

Vince Howard asked if we had contacted the City to understand what the maintenance and liability costs would be, since they are charged to maintain their own City parks.

If you are interested in providing ideas or being a part of the Parks Committee, please send an email to [hoamonarchmeadowspark@gmail.com](mailto:hoamonarchmeadowspark@gmail.com), or feel free to contact the OA Board.

- ii. Architectural Control Committee by Chauncy Harris. Noted that phase 01 lot 57 has submitted plans for the house. Currently under review.

- V. **Open Forum.** Each resident present may express their concerns for up to five (5) minutes. A manager or member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum. Speakers may not transfer their time to others.
- a. Chad Jones asked the OA Board if they were considering rectifying the drainage issue at the South Entrance where water pools up anytime it snows or rains. We will include this in discussions with the County while discussing other drainage issues that we became aware of during the flooding over the summer. Zach discussed that the County was considering doing a road overlay throughout the community (could possibly happen in the Spring).
  - b. Loy Brown asked about the potholes in the South Entrance. Specifically, he asked the OA Board for permission to fill in the South Entrance pothole. The OA Board communicated that this would be something that may need to be approved by the County.
  - c. Grace Lomonico Carroll asked about cars that have been idly parked, but it was determined that unless they are junk cars and not licensed, it was not something that the OA Board could respond to.
  - d. Alison Morgan asked about the Status of the CC&Rs. The OA Board discussed the status of the CC&Rs as follows. The OA Board anticipated voting on the approval of v.8 of the CC&Rs during tonight's meeting. However, we are still working through some minor grammatical and formatting issues. We plan to hold a special telephonic OA Board meeting within the next week to approve v.8 of the CC&Rs. At that point, we will send the revised CC&RS to the members of the OA. Simultaneously, we will send a SurveyMonkey link to the members of the OA and hold the link open for ~ two weeks or until we have sufficient participation from the members of the association to be able to approve or reject the proposed CC&Rs. We anticipate that the CC&Rs will be approved in advance of our March 1<sup>st</sup> Annual Meeting. We will require 67% of the Lot Owners (one vote per lot) to approve the new CC&Rs, or 87 affirmative votes.
  - e. Speed limit petition. Signatures were started to be collected manually. We are going to reach out to the Sheriff's department to see if we can use SurveyMonkey to collect those signatures. Discussion continued regarding enforcement of the new and lower speed limit.
  - f. Daniel Morgan suggested turning our focus to getting sidewalks in the community. Discussion ensued. There was a significant number of ideas shared about why we should focus on the speed limit vs. sidewalks. The discussion went tangential when we started to discuss the possibility of the county taking back all or a fraction of what many of us consider "our front yards" in reference to the ~11 feet of county owned land (platted road) between our lot lines and the paved road. Time elapsed on the topic and discussion ceased.

- g. Grace Carroll asked if we could call the county to bring in the street sweepers more frequently. This is something we can add to our discussions with the County.

**VI. Old Business**

- a. Speed limit petition - discussed above in section V. e.

**VII. New Business**

- a. Board approval of proposed revisions to the CC&Rs (v.8). – discussed above in section V. d.
- b. CC&Rs next steps to formally adopt – discussed above in section V. d.

**VIII. Adjourn.** When all Open Forum discussions, Old Business, and New Business topics were exhausted, Tyrel Wilcox motioned to adjourn the meeting. Zach Goodwin seconded. The meeting adjourned at 8:03 PM.

**The Annual Monarch Meadows Owners Association Meeting will be held at 7:00 PM on March 1<sup>st</sup>, 2022, at the Cedar City Library West Meeting Room.**