

Meeting Minutes

Monarch Meadows Board Meeting

Date: JUNE 22ND, 2024 - 2:00 pm.

Called to order: 2:00 pm

Meeting called to order by: Loy Brown

In Attendance

Officers Present: Loy Brown, Marc Carpenter, Stephanie Weatherly

Officers Absent: Ray Tramondo

Also Present:

Approval of Minutes

The March 2024 minutes were unanimously approved by the board prior to the meeting.

The June 2024 Agenda was unanimously approved prior to the meeting by the board.

Treasury Report

JUNE 13th 2024 (see additional attachment pg 7)

Checking Account: \$14,691.22

Reserve Account: \$24,201.64

Credit Card Bal: \$ - 874.45

Total Assets: \$39,038.59

Committee Reports

ACC Committee: Reminders to Owners

- a) ACC approval is required for **any** structures prior to construction.
[Submittal Application](#) - Forms can be emailed to:
Monarch Meadows OA ACC Committee - hoamonarchmeadows@gmail.com
- b) Suggested to hire a management company
- c) Letters need to go out to Owners that are not in compliance for completing front yard and backyard landscaping and walls.

Parks Committee: Projects Report Update by Loy Brown (attached pg. 4-5)

Activities Committee: BBQ and Cornhole Tournament **Monday July 15th @6pm**

Unfinished Business

- a) Community Project Updates: **see attached pg. 4-5**
- b) North Common Space/ Canal – Fence and gates, easement access
Other communities are still accessing our private property and using motorized vehicles. There have been occurrences of vehicles there after 9pm. Suggestions to approve fencing with a locking gate along the canal.
- c) Looking for a 5th person to fill a Board position.

Action items

- a) Gazebo table - Uline quote for outdoor table and trash can (see pg 6)
Suggestions to research additional trash can options that provide cover for rain and snow. Approved for Board to purchase with this alternate option and increase trash cans to 2. Color will change based on availability. Motion by Loy Brown, seconded by Stephanie Weatherly
- b) Fencing and T-posts for North Common Space
Loy Brown motioned to approve fencing with a locking gate along canal to keep out neighboring communities on motorized vehicles. Discussed and approved by the county and the neighboring farmer. Seconded by Marc Carpenter
- c) Next Board meeting date
**Suggested to hold meetings monthly during summer months. Meetings will remain at the library.
Motion by Loy Brown, seconded by Marc Carpenter**

New Business

- a) Water Rights in Parks/Common areas:
**It was discovered the water rights for our common areas were sold by the last developer. Impact to the community: Our irrigation rate for our common area is \$4/1000 gal. vs \$.81 per 1000 gal. for households.
Working with the Water Conservatory regarding options for reducing rates. Also, the need to install meters for Park 2 and 3. Reviewing costs and solutions. Will have more information at the next meeting from the Conservatory.**
- b) Create a petition for the Zoning meeting regarding fields sold to the south of MM.
Discussions on issues to address at public hearings: traffic, impact on schools, water and sewer.
- c) Property lines along 2300.
Discussions regarding MMOA selling the unusable property directly behind the homes along 2300 that create awkward use for homeowners as well as additional spaces for the OA to maintain with our limited resources. Waiting for confirmation from the county and Law representation to confirm options.

Owners Forum

Questions, concerns, and discussions.

This will be a forum during open meetings designed for Owners to introduce new topics of business to the board not previously discussed on the agenda or further elaborate on a previously discussed topic. Owners are encouraged to participate.

- Proposal for continual weed issues. Hire a landscaper to take care of the issues and bill the owner. Possibly a young adult in the neighborhood to do weeding and mowing.
- North Common Area: create a BMX/ nonmotorized section along the homes to cut down on the noise close to properties and comply with the 100 ft ordinance.
- Owners are dumping green waste in common areas which is prohibited.

Adjourn

Motion to adjourn: Stephanie Weatherly 3:56pm, seconded by Loy Brown

The next open meeting will be held July 17th @ 7:00pm, [Cedar City Public Library](#)

MM PROJECT SUMMARY JAN.-JUN. 2024 COST

1. RESTORATION PARK ONE BENCHES.
COMPLETED MARCH 16 \$65.14
2. NEW CEMENT PAD ON SOUTH ENTRANCE. 50/50 COST SHARE WITH IRON COUNTY ENGINEERING
COMPLETED APRIL \$3100.50
3. REPLACEMENT PLAYGROUND BARK
COMPLETED APRIL 27 \$361.93
4. FINISHED DECORATIVE ROCK ALONG WALKING TRAIL IN PARK ONE SOUTHEAST CORNER.
COMPLETED APRIL \$654.87
5. MEADOW GRASS PLANTED IN WATER DRAINAGE BASIN PARK ONE.
COMPLETED MAY10. \$393.58
6. T POST REMOVAL FROM PINE TREES ON 2100 W.
COMPLETED MAY 15. \$30.74
7. TWO MINI ORCHARDS (8 FRUIT TREES EACH) PLANTED IN AREAS 2&3.
COMPLETED MAY 18. \$1215.00
- A) BRUSH REMOVAL&SITE LEVELING \$500.00
- B) TREES PURCHASED \$1235.00
- C) DONATIONS FOR TREES \$520.00
8. AREA 2 GROUND LEVELING IN SOUTHEAST CORNER & SOUTH EASEMENT.
COMPLETED MAY. \$125.00
9. REPLACEMENT OF TWO WINTER KILL TREES PARK ONE
COMPLETED MAY. \$344.55
10. TWO WATER DRAINAGES BUILT IN EASEMENTS ON LOTS 14 & 22.
COMPLETED MAY 22. \$0.00 COST
11. WATER LEAK DISCOVERED & REPAIRED IN EASEMENT BY LOT 22 . WATER STUB INTO AREA FOUR CAPPED
COMPLETED MAY28. \$2551.40
12. INSTALLATION OF A DRIP IRRIGATION SYSTEM FOR PARK ONE TREES, BUSHES, DECORATIVE GRASSES & FLOWER BED.
COMPLETED JUNE15. \$1260.32
13. LARGE BARK GROUND COVER AROUND TREES & DECORATIVE GRASS ISLANDS IN PARK ONE
COMPLETED JUNE 8. \$314.41
14. REPAIR OF LEAKS IN PINE TREE IRRIGATION LINE ALONG 2300 W.
COMPLETED JUNE12. \$0.00 COST

MOST OF THE ABOVE PROJECTS WERE COMPLETED WITH VOLUNTEER LABOR AND COST SHARING ARRANGEMENTS WITH THE IRON COUNTY ENGINEERING DEPARTMENT, WHICH **SAVED OVER \$5,000.00** IN LABOR COST!

THE BOARD WOULD LIKE TO EXPRESS A HEART FELT THANK YOU FOR YOUR GENEROUS CONTRIBUTIONS OF TIME, ENERGY, AND FUNDS.

DUE TO THE COST SAVINGS MENTIONED ABOVE WE ARE NOW ABLE TO MOVE FORWARD ON DEVELOPING WALKING TRAILS IN AREAS 2&3.

ONCE AGAIN, MANY THANKS TO ALL!

COST SUMMARY

FUNDS FROM MAINTENANCE RESERVE ACCOUNT:	\$6454.26
FUNDS FROM 2024 APPROVED PROJECT BUDGET:	\$3963.18
BALANCE FOR 2024 PROJECTS FROM APPROVED BUDGET:	\$7036.82



1-800-295-5510
 uline.com
 customer.service@uline.com

**PRICING
 REQUEST**

REQUEST # PRC279877

Thank you for your interest in Uline!

PROVIDED TO: STEPHANIE WEATHERLY
 CEDAR C 3905 NATIVE DANCER DR
 3905 N NATIVE DANCER DR
 CEDAR CITY UT 84721-7178

SHIP TO: STEPHANIE WEATHERLY
 CEDAR C 3905 NATIVE DANCER DR
 3905 N NATIVE DANCER DR
 CEDAR CITY UT 84721-7178

CUSTOMER NUMBER			SHIP VIA	REQUEST DATE	
			MULTIPLE SHIPMENTS	06/17/24	
QUANTITY	U/M	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXT. PRICE
1	EA	H-2293GR	THERMOPLASTIC TRASH CAN - 32 GALLON, FUNNEL LID, GRAY	550.00	550.00
1	EA	H-2128GR	METAL PICNIC TABLE - 6' RECTANGLE, GRAY ITEM IS DROP SHIPPED	1,150.00	1,150.00

SUB-TOTAL 1,700.00	SALES TAX 107.96	SHIPPING/HANDLING 518.45	TOTAL 2,326.41
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NOTE:

ATTENTION: STEPHANIE WEATHERLY
 ADDITIONAL SHIPPING TIME IS REQUIRED FOR DROP SHIP ITEMS. PLEASE CONTACT CUSTOMER SERVICE FOR MORE INFORMATION.

Monarch Meadows OA

Statement of Financial Position

As of June 22, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Debit Card Operating	0.00
Money Market Reserve Account	24,201.64
Operating Checking	15,718.56
Total Bank Accounts	\$39,920.20
Accounts Receivable	
Accounts Receivable (A/R)	7,918.96
Total Accounts Receivable	\$7,918.96
Other Current Assets	
Suspense	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$47,839.16
Fixed Assets	
Fixed Assets	20,043.25
Total Fixed Assets	\$20,043.25
TOTAL ASSETS	\$67,882.41
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
Total Accounts Payable	\$0.00
Credit Cards	
Credit Card	-1,577.32
Total Credit Cards	\$ -1,577.32
Other Current Liabilities	
Prepayments from Members	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$ -1,577.32
Total Liabilities	\$ -1,577.32
Equity	
Opening Balance Equity	44,137.68
Retained Earnings	41,190.26
Net Revenue	-15,868.21
Total Equity	\$69,459.73
TOTAL LIABILITIES AND EQUITY	\$67,882.41