

MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
September 9th, 2020

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held with ZOOM proctor on September 9th, 2020.

I. CALL TO ORDER

Board Member Chauncy called the meeting to order at 6:07 pm.

II. ROLL CALL OF OFFICERS

Present: Chauncy Harris, Brittanua Clark, Jim Haigler

Absent: Liv Liddle (joined after the general meeting portion)

Also Present: None

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (August 2020)

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

IV. Current Financial Condition.

* reported on the financial condition. As of September 9th, 2020:

a. SBSU Checking	\$ 5,181.97
b. SBSU Reserve	\$ 15,071.01
c. SBSU Debit Card Account	\$ 243.11

Motion by Jim, seconded by Chauncy to approve the financial report through September 9th, 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. Chauncy offered to follow up with the company.
 - b) The 7th revision of CC&R's was emailed out to Attorney Kimble the first week of August for review. We have not heard back from his offices. Chauncy has offered to follow up with him via email.
 - c) Common area 2 needs concrete removal and some additional clean up. Also need to plan the same for Common area 3.
 - 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. Have not had any responses, nor offers of help. Will re-advertise and hope we can get some volunteers.

VI. New business

1) Financial

- a) In August a review of the year to date expenditures was compared with what was budgeted. We need to do forecasting of the park costs that help us maintain the land. Fixing sprinklers, fertilizing the grass, improvements, - we want to get a better idea and find more economic ways to manage them. Outside resources have been approached to help educate and guide us in a better management situation. We will look to form a more complete plan, once new members are put into place.

2) Common Area Management and Development

- a) 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.
- b) Permanent park signs have been placed on order. We will be installing them on U-posts, and burying those into the ground.
- c) We want to thank Cy Robbins for being so wonderful, and taking the time to install our posts and gate in the north/west end of the subdivision. We were having issues from outside parties, accessing our common areas on the north end. We appreciate his time and hard labor for our community.
- d) Gravel for the park 2 North easement will be put in place, as soon as property owners are ready with their weed block.
- e) The three common areas have been aerially photographed via drone. The photos will be scaled to assist in planning use and documenting locations.
- f) Chauncy Harris and Reiner Jakel took a metal detector to the entrance monuments and survey markers. They were successful in finding the pins at the North entrance, however it is believed that the North part of the South entrance pin was removed when the stop sign was replaced. We greatly appreciate the time and equipment that was volunteered to help in this task.
- g) Brittanua Clark has initiated the amending of phase 2 access easements. It has become a very complex and expensive task. At this time, we are still seeking times to meet, and to disseminate information and formulate a plan to make it come to fruition. In January of 2020, the Iron County Recorder's office changed their billing practices, which caused an increase in the cost of the easement amending by \$2,700. Making it a total of \$5,200. Britannia is currently exploring other options to perhaps reduce this cost. She is

also looking for a notary that would be willing to help get signatures from the community.

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. 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 are sending out the 2nd violations. We appreciate that most responded so readily. We would like to have a sub-committee that will help the board in maintaining the CC&R's, and help with weed monitoring.

4) Legal

- a) Insurance
The board has been in 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 incident, 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 evaluating the information. We are paid up until March of 2021.

VII. Members addressing the BOD

All members present had an opportunity to address the BOD.

Next board meeting is scheduled for October 6th, 2020 at 5:30 pm. Location is TBD. Chauncy Harris made a motion to adjourn the meeting at 7:28pm. Seconded by Jim Haigler. Motion carried.