

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held at Common Area 1 Park, Monarch Meadows, Cedar City, Utah at 7:30 p.m. on July 21, 2021.

**I. CALL TO ORDER**

Jon Yerby called the meeting to order at 7:37 pm.

**II. ROLL CALL OF OFFICERS**

Present: Brian Stowe, Zach Goodwin, Jon Yerby, Chauncy Harris

Absent: Tyrel Wilcox

Also Present: N/A

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (May 2021)**

Motion by Jon Yerby, seconded by Zach Goodwin to approve the minutes of the Regular Meeting of May 2021, Motion Carried

**IV. Current Financial Condition.**

HOA accounts at the State Bank of Southern Utah. As of July 13, 2021:

- a. Checking: \$20,341.23
- b. Money Market: \$22,089.63 - reserve fund
- c. Debit Card: \$112.83

Motion by Jon Yerby, seconded by Brian Stowe to approve the financial report through July 13, 2021. Motion Carried

**V. Management Report**

The Board spoke about the following items and discussion ensued.

1. Appointment of Officers, which occurred on June 2, 2021 during a special board meeting. As a result, the following officers have been named.
  - a. Jon Yerby, HOA President
  - b. Zach Goodwin, HOA Vice President
  - c. Chauncy Harris, HOA Treasurer
  - d. Tyrel Wilcox, HOA Secretary
2. Status of version 8 of the proposed CC&Rs
  - a. The HOA Board has accepted and discussed feedback from the Lot owners, and as a result of several hours, have reflected those comments based on the Boards interactions with the Lot owners and with the best interest of the HOA in mind
  - b. Edits have been made to the current document
  - c. Next steps
    - i. The HOA Board will review the final edits
    - ii. Version 8 of the proposed CC&Rs will be sent to Attorney Kimball for his review to ensure that the edits have been appropriately drafted
    - iii. The HOA Board will disseminate version 8 of the proposed CC&Rs to the Lot owners for review
    - iv. The HOA Board will send out a survey link to all Lot owners to either vote for or against v8 of the CC&Rs
  - d. To be effective, v8 of the proposed CC&Rs will need to be approved by 67% of the Lot Owners. At that time, the new CC&Rs will be enforced. In the event that the proposed CC&Rs do not pass the vote, the 2005 CC&Rs as amended will be enforced.

3. Park Committees
  - a. We are seeking volunteers to form and join park committees.
  - b. The Park Committees will work to approve a plan, budget, etc. for each of the various Common Areas. Once the plan and budget is approved, funds will be allocated to each of the parks. Such funds will be a result of special assessments.
4. THANK YOU
  - a. LDS Cottonwood Ward Youth Group for helping us clean out debris, weeds, trash, pine needles etc. from the area along Baur Road (2300 West).
  - b. HOA Volunteers for participating in our HOA Community Service Day on June 5, 2021. We were able to put in the final piece of the playground equipment, level out the playground area, and add playground grade wood chips in the playground area to provide our kids with a much softer landing. Also taped and tightened the many connections on north area pipe stubs to reduce leaks.
  - c. To all those who organized and participated in the Garage Sale day on June 12th! It was a fantastic turnout and a great way to meet other members of our community.
5. A reminder to control/remove the weeds on your lots. Several have Russian thistle (tumbleweeds) getting large and they are becoming prickly. Do not want them and other weeds to go to seed and increase the problem. Also with the recent rains there will be many new weed seedlings. Please address them them early.

## **VI. Members addressing the Board**

1. Multi-faceted discussion on parks, assessments, water, park committees.
  - a. What are water costs for the park? Averages \$1500 - 1800 during the summer. To revitalize the grass, there was extra watering in June and the bill was ~\$2200.
  - b. Annual dues are specifically for the maintenance of current improvements. Improvements are mainly paid for by special assessments.
  - c. As improvements are done we will need to raise dues to maintain them. It was suggested that there be a way for those who want to donate separate funds for improvements. Some folks want to subsidize certain items. Set up a separate account?
  - d. Spoke about the park committee. Need to gather ideas from owners, prioritize them, and then do small steps. Cassie Goodwin and Richard Hogsett volunteered to be on the committee. Would you like to participate?
  - e. There are always items that folks can do to help our HOA. Mowing and weed treating/removal is now done by volunteers. When can you take a turn? Remove the weeds in one's own yard and surrounding areas. Dig up thistles in the park area. Weed and trash pickup along 2300 West. Help your neighbors.
2. Concern was raised about the "lake" that formed on north Native Dancer with the heavy rain on Monday. Original road design on the 2006 phase 2 plat had drainage ditches along the side of the roads. The contractors and owners have mainly leveled and landscaped the roadside area so there is not a place for the water to go. On the west side of the "lake" area is an access & drainage easement between phase 1 lots 9 & 10. Need resource folks from MM to review options for putting in a drainage system from the road to the NW open area. Can you help? Contact the HOA Board please.

3. Continuing concerns about the dust and noise mostly from dirt motorcycles in the NE open area. Still having people from outside MM coming into the area. If you are in the area please ask where they live, if not in MM send them away as trespassers. There has been much discussion on this and the Board desires that both users and neighbors to the area are satisfied. As part of the discussion it was mentioned that the berm closest to the homes is the main problem. Decision made to flatten it out. Zach plans to do that on Thursday the 22nd.  
The Board read the v8 revision of section 3.6.3 on All-terrain vehicles. Response from the attendees appeared to be approving of the wording.

*3.6.3. All-Terrain Vehicles. All-terrain vehicles, motorcycles, and other motorized vehicles are prohibited from operating on or about the Common Area, except as approved by the Association. To limit the annoyance of noise and dust, no recreational vehicles may be operated within 100 feet of a Lot, except at idle speeds to gain access to or depart from the Common Area. Individuals under the age of 12 must be accompanied by an adult when operating recreational vehicles in the Common Area. Recreational vehicles must give right-of-way to pedestrians, bicyclists, and children playing, as well as be respectful to their rights to enjoy the Common Areas safely and without annoyance. Due to high noise levels, no 2 stroke engines or unmuffled 4 stroke engines are permitted in the Common Area. No recreational vehicles may be operated in the Common Areas between the hours of 6 p.m. and 9 a.m.*

4. The Iron County road department recently broomed the roads in MM. Plan is to do patching sometime in the next 2-3 weeks.
5. Several folks requested a community activity which the board has also discussed. Potluck, walk around, music, etc. Jon Yerby, Christian Headlee, and others are planning something for later August.
6. Ideas were shared of possible uses for the open areas. Lease limited common areas behind lots with the funds going to development. Create an area where RVs, boats could be stored for a fee.

It was great to have a face-to-face meeting, share ideas, and meet new folks.

Jon Yerby made a motion to adjourn the meeting at 20:45 pm. Seconded by Brian Stowe. Motion Carried