

MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
June 2nd, 2020

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held with ZOOM proctor at 5:30 pm on June 02, 2020.

I. CALL TO ORDER

Board Member Brittanua called the meeting to order at 5:34 pm.

II. ROLL CALL OF OFFICERS

Present: Chauncy Harris, Brittanua Clark, Jim Haigler

Absent: Liv Liddle

Also Present: None

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

Motion by Chauncy seconded by Jim, to approve the minutes of the Regular Meeting of May 2020, Motion Carried.

IV. Current Financial Condition.

* reported on the financial condition. As of June 2, 2020:

a. SBSU Checking	\$ 12,548.64
b. SBSU Reserve	\$ 14,227.25
c. SBSU Debit Card Account	\$ 69.74

Motion by Chauncy, seconded by Jim to approve the financial report through June 02, 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 to come out Monday June 1 to review and schedule. We have heard nothing further from the company, and will follow up again to get the issue addressed.
 - b) Proposed CC&R's were emailed to each member of the HOA on May 4, 2020. Email the Board with specific comments or concerns (hoamonarchmeadows@gmail.com). ALL inquiries and comments MUST be placed in writing (email okay). Verbal comments are not admissible.
 - c) Board discussed what measures should be taken to maintain and ~ level common areas 2 (between Secretariat & War Admiral) & 3 (between War Admiral & Gallant Fox), and community gardens. Cleanup of concrete and debris is the first step. Rental of a skid steer to help clean up areas and spread gravel deliveries were proposed. Rental of tractor and a community clean up day was also discussed. Will follow up with the Parks Committee for more.
 - d) Maintenance of North and South entrances were discussed. Weed spray has already been applied. Purchasing of adhesive product to reattach stones was discussed. Seeking some volunteers to put the stones back in place.

VI. New business

1) Financial

- a) Board approved proceeding with the Pavillion repair bid of \$1700. Work date has been scheduled for the evening of June 12th, and the day of June 13th. We welcome any volunteers that are able to assist in facilitating this project. We are conscious of the wildlife that reside inside the pavilion, and will monitor their presence before beginning construction.

2) Common Area Management and Development

- a) The parks committee met on April 26th. There was good discussion and phase 1 common area ideas were requested. Skyler Hokama and Keith Greenhalgh are co-chairing the committee. They are still seeking ideas. If you would like to be a part of the committee please email the board. The more voices and muscles we have lending to our cause, the easier and quicker our progress will be.
- b) Pavillion Tentative plan is to do the first portion (posts & braces) before the arrival of the playground equipment. Hoping for June 12th and 13th, if weather and wildlife permit.
- c) The playground equipment has been ordered and is due to arrive prior to July. We will be putting out information on the arrival of the equipment, and scheduling work days for the HOA members to help install. There was an increase in shipping fee's and a safety certification requirement. It increased our cost from \$9,162.50 to \$13,037.29. Retail for the equipment would be over \$30,000 so ordering directly we have significant savings. Approval for payment of increased cost motioned by Jim, seconded by Brittanua.
- d) 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 procured the items we need to mount the gate. A work day will be scheduled to help him install it.
- e) Discussed the placing of gravel in the easement going to the maintenance shed (west end of Secretariat). Plan is to dump it by the shed and move it with a skidsteer/bobcat. We need to schedule a work day to gain the assistance of our members to spread this gravel, as the area is 10 X 200 feet. Access easement on the north end/west park entrance has a bid in place for asphalt application to match the other entrance.

- f) The three common areas will be aerially photographed via drone. The photos will be scaled to assist in planning use and documenting locations.
- g) Discussion took place regarding entrance monuments and survey markers. The boundaries are unclear at this time. County has recommended that Monarch Meadows gain access to a good metal detector to try and locate the metal survey markers to limit cost in surveying. If you have access to a metal detector, and wouldn't mind assisting us, it would be greatly appreciated.
- h) Brittanua Clark has initiated the amending of phase 2 access easements. A subcommittee is being formed to assist in the arduous task. If you are one of the persons affected by these easements, we strongly urge you to lend your assistance in this undertaking. A meeting will be coming soon and you will be contacted via email.

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. If you wish to make comments on the revised CC&R's, it MUST be in writing, you may use this form to facilitate that.
- b) Board agreed to send warning letters out to the lot owners who have not cleared the weeds from last year.

4) Legal

- a) A Website has been developed for our HOA, in order to better facilitate communication with HOA members, its www.monarchmeadows.org.
- b) Online payment system is greenlit. Please look for a follow up email that will detail your options and instructions within the next week.

VII. Members addressing the BOD

All members present had an opportunity to address the BOD.

Next board meeting is scheduled for July 7th, 2020 at 5:30 pm. Location is TBD. Brittanua Clark made a motion to adjourn the meeting at 7:44 pm. Seconded by Jim Haigler. Motion carried.