

Meeting

Monarch Meadows Board Meeting

Date:	JULY 17, 2024 - 7:00 pm.
Called to order:	7 pm
Meeting called to order by:	Ray Tramondo; 2 nd by Marc Carpenter

In Attendance

Officers Present: Ray Tramondo, Marc Carpenter, Loy Brown, Stephanie Weatherly

Officers Absent: None

Also Present: n/a

Approval of Minutes

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

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

Treasury Report

As of JULY 10th, 2024 (pg.7)

Checking Account:	\$15,635.91
Reserve Account:	\$25,683.79
Credit Card Bal:	<u>\$ -4,163.48</u>
Total Assets:	\$37,156.22

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

Parks Committee: Projects Report Update by Loy Brown

Activities Committee: Looking for a new Director

Unfinished Business

- a) Community Project Updates: Loy Brown (pg 8)
- b) Water Rights Update and suggestions from the Conservatory for solutions and costs for adding meters to common spaces 2 and 3 (Pgs. 3-5)
- c) North Common Space/ Canal – Easement access/Additional Fencing and gate
- d) Zoning Meeting Update for fields sold on 2300 W /3000 N – Community Planning approved HD R3M housing.
- e) MM Common Space property along 2300W- no update
- f) 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 watering, weeding and mowing.
- f) Looking for a 5th person to fill a Board position.

Action items

- a) Fencing and T-posts for North Common Space by empty lot and signage behind homes for 100 ft clearance of motorized vehicles- approved
- b) Next Board meeting date – switching back to Saturday meetings – set for Sept 7th @ 2pm
- c) Publish Violation Fee Schedule (Pg 6)
- d) Hire Young adult to water trees and plants- approved

New Business

- a) 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.
- b) Owners are dumping green waste in common areas which is prohibited.
- c) Additional suggestions for Parks 2 and 3, Common areas -Dog park, golf green/chipping area

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.

- a) Requested to remind owners that they need to address continuous barking dogs.

Adjourn

Motion to adjourn: 8:24 pm by Ray Tramondo; 2nd by Stephanie Weatherly

The next open meeting will be held on Sept 7th @ 2pm, [Cedar City Public Library](#)

Below are examples of 4 Water Users within your community and their usage from 2023.

We grouped water users into 4 groups (low, low-mid, high-mid, and high). According to the July 2023 (typical summer) usage, approx. 63% of residents are low users, 11% are low-mid users, 19% are high-mid users, and 7% are high users.

Low Water Users would likely not see an increase to their bill:

Low Water User					
<i>Date</i>	<i>2023 Usage</i>	<i>Bill (1AF Rate)</i>	<i>Proposed .9 AF</i>	<i>Proposed .9 AF</i>	<i>Monthly Difference</i>
12/31/2023	3,720	\$ 35.69	\$ 35.69	\$ 35.69	\$ -
11/30/2023	4,800	\$ 36.58	\$ 36.58	\$ 36.58	\$ -
10/31/2023	4,370	\$ 36.22	\$ 36.22	\$ 36.22	\$ -
9/30/2023	4,170	\$ 36.06	\$ 36.06	\$ 36.06	\$ -
8/31/2023	4,480	\$ 36.31	\$ 36.31	\$ 36.31	\$ -
7/31/2023	3,140	\$ 35.21	\$ 35.21	\$ 35.21	\$ -
6/30/2023	3,940	\$ 35.87	\$ 35.87	\$ 35.87	\$ -
5/31/2023	3,100	\$ 35.18	\$ 35.18	\$ 35.18	\$ -
4/30/2023	3,120	\$ 35.20	\$ 35.20	\$ 35.20	\$ -
3/31/2023	4,380	\$ 36.23	\$ 36.23	\$ 36.23	\$ -
2/28/2023	3,950	\$ 35.88	\$ 35.88	\$ 35.88	\$ -
1/31/2023	3,840	\$ 35.79	\$ 35.79	\$ 35.79	\$ -
TOTAL	47,010	\$ 430.22	\$ 430.22	\$ 430.22	\$ -

Low-Mid Users may see a small increase. In this example, the user would see a \$8.14 annual increase based upon their 2023 Usage:

Low-Medium Water User					
<i>Date</i>	<i>2023 Usage</i>	<i>Bill (1AF Rate)</i>	<i>Proposed .9 AF</i>	<i>Proposed .9 AF</i>	<i>Monthly Difference</i>
12/31/2023	2,050	\$ 34.32	\$ 34.32	\$ 34.32	\$ -
11/30/2023	4,380	\$ 36.23	\$ 36.23	\$ 36.23	\$ -
10/31/2023	16,660	\$ 47.09	\$ 47.30	\$ 47.30	\$ 0.21
9/30/2023	19,790	\$ 50.19	\$ 51.72	\$ 51.72	\$ 1.53
8/31/2023	23,970	\$ 57.27	\$ 58.95	\$ 58.95	\$ 1.68
7/31/2023	27,980	\$ 64.21	\$ 67.04	\$ 67.04	\$ 2.83
6/30/2023	24,450	\$ 58.10	\$ 59.78	\$ 59.78	\$ 1.68
5/31/2023	12,660	\$ 43.13	\$ 43.34	\$ 43.34	\$ 0.21
4/30/2023	2,760	\$ 34.90	\$ 34.90	\$ 34.90	\$ -
3/31/2023	2,600	\$ 34.77	\$ 34.77	\$ 34.77	\$ -
2/28/2023	1,680	\$ 34.02	\$ 34.02	\$ 34.02	\$ -
1/31/2023	1,830	\$ 34.14	\$ 34.14	\$ 34.14	\$ -
TOTAL	140,810	\$ 528.37	\$ 536.51	\$ 536.51	\$ 8.14

High-Mid Users would see a slightly larger difference. Their low usage in the winter would likely not see an increase, but the usage in the summer would have around a \$5.00 increase per month. This specific user would have a \$17.75 annual difference (based upon 2023 usage).

High-Medium Water User				
<i>Date</i>	<i>2023 Usage</i>	<i>Bill (1AF Rate)</i>	<i>Proposed .9 AF</i>	<i>Monthly Difference</i>
12/31/2023	5,270	\$ 36.96	\$ 36.96	\$ -
11/30/2023	10,310	\$ 41.09	\$ 41.09	\$ -
10/31/2023	16,350	\$ 46.79	\$ 46.99	\$ 0.20
9/30/2023	22,250	\$ 54.29	\$ 55.97	\$ 1.68
8/31/2023	35,910	\$ 84.90	\$ 90.12	\$ 5.22
7/31/2023	39,090	\$ 94.15	\$ 99.37	\$ 5.22
6/30/2023	33,870	\$ 78.96	\$ 84.18	\$ 5.22
5/31/2023	15,110	\$ 45.55	\$ 45.76	\$ 0.21
4/30/2023	5,980	\$ 37.54	\$ 37.54	\$ -
3/31/2023	6,600	\$ 38.05	\$ 38.05	\$ -
2/28/2023	4,890	\$ 36.65	\$ 36.65	\$ -
1/31/2023	5,070	\$ 36.80	\$ 36.80	\$ -
TOTAL	200,700	\$ 631.73	\$ 649.48	\$ 17.75

The Higher Users (about 7% of your community) would see the highest annual difference. This specific user's 2023 usage would have had a \$32.05 annual difference.

High Water User				
<i>Date</i>	<i>2023 Usage</i>	<i>Bill (1AF Rate)</i>	<i>Proposed .9 AF</i>	<i>Monthly Difference</i>
12/31/2023	11,400	\$ 41.99	\$ 42.09	\$ 0.10
11/30/2023	15,810	\$ 46.25	\$ 46.45	\$ 0.20
10/31/2023	25,100	\$ 59.22	\$ 60.90	\$ 1.68
9/30/2023	36,460	\$ 86.50	\$ 91.72	\$ 5.22
8/31/2023	55,220	\$ 141.09	\$ 146.71	\$ 5.62
7/31/2023	63,880	\$ 167.57	\$ 174.77	\$ 7.20
6/30/2023	56,700	\$ 145.40	\$ 151.50	\$ 6.10
5/31/2023	37,930	\$ 90.78	\$ 95.99	\$ 5.21
4/30/2023	11,410	\$ 42.00	\$ 42.10	\$ 0.10
3/31/2023	15,720	\$ 46.16	\$ 46.37	\$ 0.21
2/28/2023	12,630	\$ 43.10	\$ 43.31	\$ 0.21
1/31/2023	13,300	\$ 43.77	\$ 43.97	\$ 0.20
TOTAL	355,560	\$ 953.83	\$ 985.88	\$ 32.05

Here are the District's current billing rates for 1 acre-foot (the current rate in Monarch) and the 0.9 acre-foot. As you can see the cost stays the same, but the gallon allowance in each tier becomes stricter on the 0.9 acre-foot structure:

<u>Levels</u>	<u>Cost</u>	<u>1 acre-foot Regular Rate Structure</u>			
Level #0 - Minimum monthly fee/system	\$32.64	No Water, Minimum Monthly Fee			
Level #1 - Plus \$0.82 per 1,000 gallons	\$0.82	0	to	12,000	gallons per month
Level #2 - Plus \$0.99 per 1,000 gallons	\$0.99	12,001	to	20,000	gallons per month
Level #3 - Plus \$1.73 per 1,000 gallons	\$1.73	20,001	to	30,000	gallons per month
Level #4 - Plus \$2.91 per 1,000 gallons	\$2.91	30,001	to	60,000	gallons per month
Level #5 - Plus \$3.24 per 1,000 gallons	\$3.24	60,001	to	100,000	gallons per month
Level #6 - Plus \$4.47 per 1,000 gallons	\$4.47	100,001	and above gallons per month		

<u>Levels</u>	<u>Cost</u>	<u>.9 acre-foot Rate Structure</u>			
Level #0 - Minimum monthly fee/system	\$32.64	No Water, Minimum Monthly Fee			
Level #1 - Plus \$0.84 per 1,000 gallons	\$0.82	0	to	10,800	gallons per month
Level #2 - Plus \$1.02 per 1,000 gallons	\$0.99	10,801	to	18,000	gallons per month
Level #3 - Plus \$1.78 per 1,000 gallons	\$1.73	18,001	to	27,000	gallons per month
Level #4 - Plus \$3.00 per 1,000 gallons	\$2.91	27,001	to	54,000	gallons per month
Level #5 - Plus \$3.34 per 1,000 gallons	\$3.24	54,001	to	90,000	gallons per month
Level #6 - Plus \$4.60 per 1,000 gallons	\$4.47	90,001	and above gallons per month		

PLEASE NOTE: The District is considering a 3% increase in rates in its July 2024 Board Meeting. So, even without changing to the .9 AF Rate, all customers will see a 3% increase to their bill if the Board approves the proposed increase.

Monarch Meadows

Violation Fee Escalation Schedule

	1st Notice	2nd Notice	3rd Notice	4th Notice
Weeds, Yard Maintenance <small>Ref: CC&R 3.4.3, 3.7</small>	Warning to resolve the issue within 15 days of the date on the notice.	Fine of \$50 and 7 days to resolve the issue	Fine of \$100 and 72 hrs to resolve the issue	Fine of \$75 every 10 days until issue is resolved.
Vehicles, Trailers <small>Ref: CC&R 3.6</small>	Warning to resolve the issue within 72 hrs of the date on the notice.	Fine of \$50 and 72 hrs to resolve the issue	Fine of \$100 and 72 hrs to resolve the issue	Fine of \$75 every 10 days until issue is resolved.
Animals <small>Ref: CC&R 3.3</small>	Warning to resolve the issue within 15 days of the date on the notice.	Fine of \$50 and 7 days to resolve the issue	Fine of \$100 and 72 hrs to resolve the issue	Fine of \$75 every 10 days until issue is resolved.
Landscaping <small>Ref: CC&R 4.18</small>	Warning to resolve the issue within 90 days of the date on the notice or email the board a letter of intent or contract from contractor.	Fine of \$100 and 45 days to resolve the issue	Fine of \$250 and 45 days to resolve the issue	Fine of \$75 every 10 days until issue is resolved. In addition, a lien will be put on the property.
Walls and Gates <small>Ref: CC&R 4.19</small>	Warning to resolve the issue within 90 days of the date on the notice or email the board a letter of intent or contract from contractor.	Fine of \$100 and 45 days to resolve the issue	Fine of \$250 and 45 days to resolve the issue	Fine of \$75 every 10 days until issue is resolved. In addition, a lien will be put on the property.

Updated July 2024

Monarch Meadows OA

Statement of Activity

May 1 - July 17, 2024

	TOTAL
Revenue	
Late Fees	200.00
OA Dues	11,997.00
Transfer Fees	100.00
Total Revenue	\$12,297.00
GROSS PROFIT	\$12,297.00
Expenditures	
Accounting fees	
Bookkeeping fees	931.87
Total Accounting fees	931.87
Common area repairs and maintenance	
Ground services	7,966.40
Total Common area repairs and maintenance	7,966.40
Merchant Fees	154.18
Office Supplies	18.49
Utilities	36.68
Total Expenditures	\$9,107.62
NET OPERATING REVENUE	\$3,189.38
Other Revenue	
Interest Income	82.15
Total Other Revenue	\$82.15
NET OTHER REVENUE	\$82.15
NET REVENUE	\$3,271.53

Community Update:

Weeds cleared at Park 1, native grass has grown in.

Front entries/(2300) was resprayed for weeds. Will need to be cut back again.

Purchased and installed new picnic table and garbage cans for gazebo in Park 1

Planted donated grape vines in Park 2

Orchard trees in park 2 and 3 are thriving

Purchased a new John Deere mower to increase efficiency of mowing which cuts costs for maintenance.

Hired a HS student for the summer to water trees and plants.

Easements are being cleared.