

**MONARCH MEADOWS OWNERS MEETING  
SEPTEMBER 6TH, 7:00 PM 2023**

- I. **CALL TO ORDER:** Jon Yerby calls the meeting to order at 7:02 pm.
- II. **ROLL CALL OF OFFICERS:** Present officers: Jon Yerby, Ray Tramondo, Loy Brown, Marc Carpenter.
- III. **APPROVAL OF THE LAST MEETING MINUTES:** The minutes of the August 2nd meeting were unanimously approved by the board prior to the meeting.
- IV. **TREASURY REPORT:**
- a. DEBIT CARD: \$275.16
  - b. CHECKING ACCT: \$27,418.57
  - c. RESERVE ACCT: \$30,438.98
- TOTAL ASSETS: \$58,132.71
- V. **Management Report**
- A+ Home and Yard Repair was hired to fix the damaged wiring and sprinklers in park 1. Cost was \$290 for labor and materials.
  - We have 3 bids coming in for drainage relief for the easement west of North Native Dancer and the South to North easement off of Gallant Fox Dr. 2 bids are in, 1 still remains to be received.
  - Decorative Rock has been ordered to complete the rebuilt panels on the exterior of 2300W wall. A mason will be hired to install the rock once the order comes in.
  - Plans for the remaining dirt area on the north side of park 1 have been modified to reduce cost, help with weed control, and heat retention. Instead of blanketing the area with gravel, native shrubs and trees will be planted along with some bull grass, range grass. All vegetation will be selected with minimal water consumption in mind.
- VI. **New business**
- Gary Hodek has resigned from the ACC and removed his bid for board member.
  - Misty Hodek has resigned from her position as Treasurer.
  - Loy Brown has joined the board to fill one of the two empty seats.
  - Marc Carpenter has joined the board to fill the remaining empty seat.
  - Several owners have experienced flooding on their lot and in their basements. The efforts of the Owners Association are constrained due to our limited financial resources. It was proposed that the OA & Owners petition the County to address the poor drainage throughout the neighborhood. A petition will be drafted and circulated to owners. This petition will serve to press the county to make efforts/take action to address drainage issues in Monarch Meadows.
  - Larry Lloyd expressed concern about improvements to Park 2 and 3. Our plans to clean debris out of the parks and install walking paths as a 1st initiative were explained.
  - Concerns about OA dues increasing by 25% each year were expressed. A set annual increase of 25% has not been implemented or planned by the OA.

- **Neighborhood children are damaging trees and sprinkler boxes in Park 1. We have invested significant funds in these trees and repairs. Please tell your children not to touch the trees or sprinkler boxes.**

**Jon Yerby made a motion to adjourn the meeting at 8:05 pm, seconded by Ray Tramando.**