**April Board Meeting for Monarch Meadows Owners’ Association held at 7:00 PM on April 5th, 2022 at the Cedar City Library West Meeting Room.**

**MEETING AGENDA**

1. **Call to Order.** Chauncy Harris called the meeting to order. Zach Goodwin seconded. The meeting commenced at 7:05 PM
2. **Roll Call.** Board members present: Tyrel Wilcox, Chauncy Harris, Janette Johnson, Zach Goodwin.. Total number of individuals present at the commencement of the meeting: 11.
3. **Approval of Last Meetings Minutes.** The Meeting Minutes for the 2022 Annual Meeting of the MM OA minutes were previously approved unanimously by the OA Board Members via electronic means. They are available on the **monarchmeadows.org** website.
4. **Presentation of Reports**
   1. Treasurer’s Report. Balances as of end of day April 4th, 2022.
      1. Debit Card: $288.71
      2. Checking Account: $30,370.35
      3. Reserve Fund: $28,412.73
   2. Architectural Control Committee
      1. 3 homes to be started soon
      2. Remember that ACC applications are required for walls, front landscaping, large sheds, gates, etc.
5. **Fiber Optic Internet by SC Broadband**
   1. If you are interested, you can sign up online and pre-register. There will be contractor work in April and May. They will do a micro-trench. If you signup before they put everything in, they will put the stub in the corner of your lot for free. If not, you will just have to pay the fee to sign up later. If you are interested, you can opt-in now.
   2. Following the SC Broadband trenching, the country plans to come in and put down an overlay on the roads within MM.
6. Annual Meeting Budget can be found on the monarchmeadows.org website
7. Community Yard Sale
   1. This will be held on June 18th. If you want to be on the official yard sale map, then you need to reply by June 1st..
   2. Further discussed commenced and those present thought it was a great idea to do community events and thought that we should actively plan more community events
   3. Discussion about an Activities Committee commenced. Ideas were shared that this could be an extension of the Parks Committee or something totally separate. The majority of those present expressed interest in an Activities Committee to plan future community events, possible fundraisers for our parks, etc.
8. Leasing limited or seldom used common areas.
   1. There was a fair amount of discussion about the leasing of common areas. Currently there are a handful of people that are using those areas for gardening. The Board communicated how the leasing would work, the nominal fee that would be attached, the purpose for the nominal fee in order to assign responsibility, liability, and accountability for the land. Most people in attendance were not alarmed by the nominal fee considered (e.g. $5 per month). However, one member did not understand why they should have to pay to improve the land. The Board acknowledged this sentiment, but explained that it is to protect the OA from any liability in the event somebody was hurt or injured, as one example. A formal lease arrangement could ensure that the liability stayed with the individual(s) using the land for personal purposes. It was also explained that a short-term lease would secure the land so that other members or the Board could not change the purpose of the land within the leased timeline.
   2. Benefits of leasing the land was also discussed. It has been determined that any funds received for leasing land would go toward the improvement of the parks.
   3. Discussion ensued about what would and would not be allowable on the leased common areas. It was noted that storage sheds, parking of trailers, junk cars, etc. would not be allowed. The purpose would be to improve the land without making the common areas appear unsightly for those who have a view into the common areas, neighbors, or those utilizing the common areas.
9. Removal of People on the MM OA Facebook Page
   1. Discussion commenced related to removing people, who no longer live or own a lot within the Monarch Meadows Owners’ Association, from the FaceBook page. Those in attendance agreed that this would have to be enforced without bias.
   2. Discussion about why that would be a responsible action to take. There was discussion about knowing and vetting out everyone that currently lives in the MM OA for the purpose of the safety of our homes and our children. Examples were shared with respect to how the safety of the neighborhood could be at risk if the group included people outside of those that live in the neighborhood.
   3. Please contact the Board if you are aware of somebody that is in the FaceBook Group, but no longer a member of the MM OA.
10. Park Committee
    1. Those in attendance expressed concern that there has not been any progress in finishing Park 1 or starting to make plans for Parks 2 and 3.
    2. The Parks Committee is trying to see what the OA appetite is for finishing Park 1 first vs. making progress on other parks simultaneously.
    3. Discussion commenced about utilizing funds and resources from people interested within the community to put in a Pickle Ball Court in park 2.
    4. It was determined that the Parks Committee would send out a survey to get the OA view on where certain ideas would fit best within the parks.
    5. The suggestion from the members of the Board were to finish Park 1 and then move toward working on parks 2 and 3.
11. **Adjourn.** Tyrel Wilcox motioned to adjourn the meeting. Chauncy Harris seconded. Meeting adjourned at 8:33 PM.

**The next Monarch Meadows Owners Association Board meeting will be held at 7:00 PM on Tuesday May 3, 2022, at the Cedar City Library West Meeting Room.**