

**MONARCH MEADOWS
HOA BOARD MEETING
April 7th, 2021**

Minutes of the Annual Meeting of the Monarch Meadows HOA, held with ZOOM proctor on April 7th 2021.

I. CALL TO ORDER

Jon Yerby called the meeting to order at 6:30 pm.

II. ROLL CALL OF OFFICERS

Present: Chauncy Harris, Tyrel Wilcox, Jon Yerby

Absent: Brian Stowe

Also Present: Britannua Clark

III. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING (February 2021)

Motion by Jon Yerby, seconded by Chauncy Harris to approve the minutes of the Annual Meeting of 17 February 2021. Motion carried.

IV. Current Financial Condition.

* reported on the financial condition. As of April 6th, 2021:

- | | |
|----------------------------|---------------------|
| a. SBSU Checking | \$ 15,721.31 |
| b. SBSU Reserve | \$ 19,984.47 |
| c. SBSU Debit Card Account | \$ 194.46 |

Motion by Jon Yerby, seconded by Tyrel Wilcox, to approve the financial report through February 17th, 2021. Motion carried.

V. Management Report

The board spoke about the following items and discussion ensued.

1)

- a) The 7th revision of the proposed CC&R's was approved by Attorney Kimble. There have been a number of questions, as well as new members moving into the community. We will solidify a timeline for review, comment submission, etc. It was determined that the board would permit one final review from the HOA members prior to conducting a vote to approve the amended CC&Rs.
 - i. Open for review on Monday 4/12/21 through 5/12/21.
 - ii. It was communicated that the board is seeking constructive feedback on the CC&Rs to make sure the CC&Rs reflect the larger community's preferences.
- b) Park Committees: We are seeking volunteers to lead committees over the various common areas, parks 1, 2, and 3 within the community.
 - i) We currently have no Park Committees. Starting with a clean slate to form new committees for each of the parks. The Park Committees will work to approve ideas for each of our various parks, prepare a plan and a budget. Once the plan and budget is approved, funds will be allocated to each of the parks. Based on requests from certain members of the community, we will also be formulating a lawn care committee for Park 1, to be lead by Patricia Bullard.

- c) Just a reminder to follow the Cedar City/Iron County watering schedule as you turn your water onto your sprinklers. Currently there is no outside watering between 10am-6pm.

2) **Elections**

- No items to report at this time.

VI. **New business**

1) **Common Area Management and Development**

- a) Pavilion. We need volunteers to take us to our final stage of the repairs, with installing ½” plyboard for the interior ceiling. Stain/seal will be our final task in the spring after temperatures warm. We would like some volunteers to help with this. March 24, 2021 we had to knock down nests being built under the pavilion. We really need to get this done in the near warmer weather. We would like at least a HandyMan volunteer that can take the lead over other volunteers to get this done. If you would like to be put on the list for a future date, let a board member know. Thank you in advance for your service.
- b) Lawn Care Services (mow, fertilize, spray, trees, etc.). We have one bid, we are trying to get a couple more. We will decide on this shortly, knowing that water will be turned back on shortly and we need someone contracted by then to start. After further discussion, Patricia Bullard volunteered to take care of the lawn in park 1 at no cost. The Board determined that they would consider this as an option.

2) **CC&R Inquiries and Enforcement**

- a) The newly formed board is actively working on generating a list of doable projects and assigning them priority levels. Then assistance will be needed to plan and undertake each task.

3) **Legal**

- a) Insurance
The board has bound liability insurance with improved coverage. Chris Headlee and David DeMott who live in MM have provided direction on what is needed based on their experience in the insurance industry and a prior HOA. We are still reviewing options and getting updated quotes to ensure our rates are competitive.

VII. Members addressing the BOD

1- Invitation by Brown and Bullard family to participate in their family garden this year, located on War Admiral Ln.

2- April Moore - Concerned with the Speed Limit in the community. 25 mph is far too fast with how narrow and no sidewalks for our kids. Suggests we move forward and work with the County in adjusting the speed to 15 mph.

3- James & Julia Gilhooly - This is regarding the misuse of the open space/common areas here in Monarch Meadows. Several ATV's and Motorcycles are daily using the open space/common areas behind our property.

4- James Jarvis - Evidence on Capital Improvements. Mr. Jarvis indicated that he did not recall the required 51% aggregate lot owner vote for Capital Improvement Playground Equipment occurred. Mr. Jarvis also requested the same dates for the lawn installation and asphalt path widening.

Next board meeting is tentatively scheduled for May 12th, 2021 at 6:30 pm. Location is TBD. Chauncy Harris made a motion to adjourn the meeting at 7:30pm. Seconded by Tyrel Wilcox. Motion carried.