

Meeting Minutes

Monarch Meadows Board Meeting

Date: NOV 23rd, 2024 - 2:00 pm.
Called to order: 2:00 pm
Meeting called to order by: Stephanie Weatherly

In Attendance

Officers Present: Loy Brown, Marc Carpenter and Stephanie Weatherly

Officers Absent: Ray Tramondo

Also Present:

Approval of Minutes

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

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

Treasury Report

As of Nov 17th 2024 (full report as of Nov 21st pgs.4-5)

Checking Account:	\$10,790.73
Reserve Account:	\$23,137.08
Credit Card Bal:	<u>\$ -2,022.28</u>
Total Assets:	\$31,905.53

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 (pg. 6)

Activities Committee: Looking for a new Director or additional members. Let us know if you want to help with fun activities for the community throughout the year.

- **Santa is coming to the Meadow!** Keep an eye on your inbox for the flyer! This will be a fun festive holiday night for the family. Including the 3rd annual Christmas tree Showcase, cookies and hot cocoa and a visit with Santa and Mrs. Claus. Flyer will be sent out Dec 1st. **Event to be held Dec 20th and 21st from 6-9pm.**

Unfinished Business

- a) **Community Project Updates** (pg. 6): Budgeted projects are completed for the year. Additional volunteer projects will continue that do not require material costs while the weather permits.
- b) **Update for Water Rights vote to amend the CC&Rs:**
Per the request of owners at the special meeting, the board met with Central Iron County Water Conservancy District Board of Directors. The request was to update the amendment for the turf restrictions to accommodate properties varying in size from .25 acre lots to .5 acre lots. The new vote with the revised amendment for our CC&Rs will be sent out mid-December. The vote will close January 17th. A board meeting will be held on Saturday, January 18th @ 2 pm at the Cedar City Library to discuss the results.
- c) **Looking for a 5th person to fill a Board position.** Please let us know if you are interested in joining the board.

Action items

- a) A motion was proposed at the meeting to increase fees January 1st 2025 due to rising maintenance costs, inflation impacting operational expenses, necessary repairs, upgrades to common areas, increased insurance premiums and the need to replenish reserve funds. The board voted at the meeting to increase the dues to \$38 / month, which is below the allowed maximum of a 25% increase. Motion passed.

New Business

- a) Ideas and plans for Park 3 enhancements for Summer 2025. Suggestions and ideas are being considered.
 - Suggestions: Meandering walking path with varying elevations, pergola with picnic table, sandlot style baseball field, game area (horseshoes, bocce ball, cornhole), community garden, fitness stations along walkway, BBQ.
 - Additional ideas for Common space 4: dog parkAll the ideas will be considered for the 2025 budget for new community projects.
- b) Ray Tramondo's board position is up at the end of November. His position will need to be filled. Please reach out to the board to volunteer.

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.

Adjourn

Motion to adjourn made by Stephanie Weatherly at 3:34 pm. Seconded by Marc Carpenter.

The next open meeting is scheduled for **Saturday, January 18th @ 2pm** at the Cedar City Library.

Monarch Meadows OA

Statement of Financial Position

As of November 21, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Debit Card Operating	0.00
Money Market Reserve Account	23,137.08
Operating Checking	11,671.71
Total Bank Accounts	\$34,808.79
Accounts Receivable	
Accounts Receivable (A/R)	10,528.96
Total Accounts Receivable	\$10,528.96
Other Current Assets	
Suspense	0.00
Undeposited Funds	31.00
Total Other Current Assets	\$31.00
Total Current Assets	\$45,368.75
Fixed Assets	
Fixed Assets	20,043.25
Total Fixed Assets	\$20,043.25
TOTAL ASSETS	\$65,412.00
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	0.00
Total Accounts Payable	\$0.00
Credit Cards	
Credit Card	110.45
Total Credit Cards	\$110.45
Other Current Liabilities	
Prepayments from Members	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$110.45
Total Liabilities	\$110.45
Equity	
Opening Balance Equity	44,137.68
Retained Earnings	40,382.26
Net Revenue	-19,218.39
Total Equity	\$65,301.55
TOTAL LIABILITIES AND EQUITY	\$65,412.00

Monarch Meadows OA

Statement of Activity

September 7 - November 21, 2024

	TOTAL
Revenue	
OA Dues	7,998.00
Transfer Fees	100.00
Total Revenue	\$8,098.00
GROSS PROFIT	\$8,098.00
Expenditures	
Accounting fees	
Bookkeeping fees	685.39
Total Accounting fees	685.39
Common area repairs and maintenance	250.00
Ground services	6,332.07
Total Common area repairs and maintenance	6,582.07
Merchant Fees	161.17
Office Supplies	253.09
Software	211.36
Taxes & Licenses	15.60
Utilities	2,595.44
Total Expenditures	\$10,504.12
NET OPERATING REVENUE	\$ -2,406.12
Other Revenue	
Interest Income	93.93
Total Other Revenue	\$93.93
NET OTHER REVENUE	\$93.93
NET REVENUE	\$ -2,312.19

OCT-NOV 2024 MM COMPLETED PROJECTS

AREA 1: TWO NEW FLOWER BEDS BUILT AND PLANTED WITH FLOWER BULBS. THE FLOWER BEDS AND 2 TREE AREAS BOARDERS WERE LINED WITH ROCK FROM THE COMMON AREAS. COST: NONE, ALL BULBS WERE DONATED.

AREA 3: ROCK RETAINING WALL BUILT AROUND THE STORM DRAIN IN THE WATER RETENTION BASIN. COST: ACHING BACK, ROCKS FROM COMMON AREA.

AREA 4: EASEMENT AT 3806 MONARCH LANE WAS GRADED AND LOW SPOTS FILLED WITH ROAD BASE TO ELIMINATE SURFACE WATER POOLING. COST: \$47.07 FOR ROAD BASE.

AREAS 1,2,3&4 (WEST SIDE): WEED REMOVAL. WEEDS BURNED BY LOCAL MM FIRE BUGS AND YES THEY DID HAVE A FIRE PERMIT. COST: NONE MATCHES AND PROPANE GAS DONATED.
WITH WEEDS GONE WE CAN NOW CONCENTRATE ON REMOVING ROCKS AND CONSTRUCTION DEBRIS SO NEXT YEARS WEEDS CAN BE MOWED WITH OUR OLD RIDING MOWER.

ONCE AGAIN THE MM BOARD WOULD LIKE TO THANK THE MANY VOLUNTEERS WHO HAVE SO GENEROUSLY DONATED THEIR TIME AND MATERIALS TO COMPLETE THESE PROJECTS. THANK YOU, THANK YOU!