

MONARCH MEADOWS
BOARD OF DIRECTORS MEETING
October 06, 2020

Minutes of the Board of Directors Meeting of the Monarch Meadows HOA, held with ZOOM proctor on October 6th, 2020.

I. CALL TO ORDER

Board Member Brittanua called the meeting to order at 6:34 pm.

II. ROLL CALL OF OFFICERS

Present:, Brittanua Clark, Jim Haigler, Brian Stowe, Chauncy Harris

Absent: Liv Liddle,

Also Present: None

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (September 2020)

Motion by Chauncy, seconded by Jim, to approve the minutes of the Regular Meeting of September 2020, motion carried.

IV. Current Financial Condition.

* reported on the financial condition. As of October 6th, 2020:

- | | |
|----------------------------|---------------------|
| a. SBSU Checking | \$ 3,890.90 |
| b. SBSU Reserve | \$ 15,772.87 |
| c. SBSU Debit Card Account | \$ 183.71 |

Motion by Jim, seconded by Chauncy to approve the financial report through October 6th, 2020. Motion carried.

V. Management Report

The board spoke about a few things and discussion ensued. The main points carried through this report were:

- 1) Phase 1 common area update.
 - a) Path in Phase I still needs the seal coat warranty repair. Chauncy met with Matt Phillips, they said they were 3 weeks out. We still have prep work that needs to be done on the path, edging and debris cleaning. If we do not hear back in two weeks, we will again follow up. When a seal coat is applied, it must be sectioned off, we will inform the community when it takes place.
 - b) The 7th revision of CC&R's was okayed by Attorney Kimble. We are still in conversation with the wording and options for definitions of limited common areas.
 - c) Common area 2 needs concrete removal and some additional clean up. Also need to plan the same for Common area 3. (Still on list of to-do, will try to arrange a scheduled clean-up day).
 - d) Adhesive product to reattach stones on the 2300 W wall was purchased. **Seeking some volunteers to put the stones back in place before snowfall.** Have not had any responses, nor offers of help. Will re-advertise and hope we can get some volunteers.
 - e) Pine trees on 2300 W. need trimming

2) Elections

Jim Haigle and Olivia Liddle are saying their goodbyes at the end of October. There are still seats that need to be filled. We wish to run an election by the end of October, so they can be in place for the November meeting. We desperately plead with members of the community, to come forward and volunteer to serve their community. We have so much work to do and desperately need your assistance in making it come to fruition. Please send us an email with your desire to serve, and a little about yourself. We need you, we need your help, we need your voice.

VI. New business

1) Financial

- a) In August a review of the year to date expenditures was compared with what was budgeted. We need to do forecasting of the park costs that help us maintain the land. Fixing sprinklers, fertilizing the grass, improvements, - we want to get a better idea and find more economic ways to manage them. Outside resources have been approached to help educate and guide us in a better management situation. We will look to form a more complete plan, once new members are put into place in November.

2) Common Area Management and Development

- a) Many thanks to Chauncy Harris, for undertaking the pavillion repair, and installing fascia. We will need volunteers to take us to our final stage of the repairs, with installing a ½” board for the interior roof, vs tongue and groove to limit cost. Stain will be our final task before the snow.
- b) 2 Permanent park signs have been placed on order and expected Friday the 9th. We will be installing them on U-posts, and burying those into the ground.
- c) We want to thank those that came to the clean-up day Saturday Oct 3rd. We were able to get many tasks accomplished, but still have much to do. We strongly encourage everyone taking just a short amount of their time in helping us out with the clean-up efforts.
- d) Gravel for the park 2 North easement will be put in place, as soon as property owners are ready with their weed block. This should be facilitated within the next 2 weeks.
- e) The three common areas have been aerially photographed via drone. The photos will be scaled to assist in planning use and documenting locations. We are also starting a new task of mapping the existing sprinkler systems for park 1. This will help us to identify all lines, and help with maintenance and water issues.

- f) Park 1 had multiple leaks and water issues contributing to elevated water bills. Members of the board went and fixed the many active leaks, adjusted sprinklers, and did maintenance on valve boxes. We hope to have a better handle on the sprinkler systems by next spring. Much work is still needed.
- g) Brittanua Clark has initiated the amending of phase 2 access easements. It has become a very complex and expensive task. At this time, we are still seeking times to meet, and to disseminate information and formulate a plan to make it come to fruition. In January of 2020, the Iron County Recorder's office changed their billing practices, which caused an increase in the cost of the easement amending by \$2,700. Making it a total of \$5,200. Britannia is currently exploring other options to perhaps reduce this cost. She is also looking for a notary that would be willing to help get signatures from the community. As of the October board meeting, we have still yet to make progress, nor have any luck on volunteers for notaries.

3) CC&R Inquiries and Enforcement

- a) Bylaws were signed on March 23, 2020. A copy of the Bylaws and the original CC&Rs can be viewed on our website. www.monarchmeadows.org. Go to the documents tab, and you will see hyperlinks for the documents. The proposed CC&Rs and an Inquiry/Complaint form are also available on the website.
- b) Board sent warning letters out to the lot owners who have not cleared the weeds from last year. We are sending out the 2nd violations. We appreciate that most responded so readily. We would like to have a sub-committee that will help the board in maintaining the CC&R's, and help with weed monitoring.
- c) Walking path on the south end of Phase II has an overgrowth of scrub willows from the farm to the south. Assessment of cost, time and labor will be assessed by Brittanua and Brian, to facilitate the best route of clearing the willows.

4) Legal

- a) Insurance
The board has been in conversation with our HOA insurance company. We have been reassured that our coverage is the same or better than other HOAs that they service. However, in the interest of each member and the HOA, and wanting to be prepared for any incident, we are discussing other options. These include adding an umbrella, an increase of our coverage to 2/4 million, and adding a Class Code that specifically covers the trails and playground. We are evaluating the information. We are paid up until March of 2021. The board has agreed to revisit this topic in January, and seek outside quotes to prepare us for the need to reinstate in March.

VII. Members addressing the BOD

All members present had an opportunity to address the BOD.

Next board meeting is scheduled for November 3rd, 2020 at 6:30 pm. Location is TBD. Chauncy Harris made a motion to adjourn the meeting at 7:46pm. Seconded by Brittanua Clark. Motion carried.