



Monarch Glen Homeowners Association, Inc

Annual Meeting Minutes

April 28, 2015

Meeting called to order at 6:05 pm. [This was the 3rd meeting as a quorum was not present at previous meetings]

Introduction of the Board of Directors: None

Members present: Derrick Griffiths, Bonnie Higgins, Michelle Schrack, Paul Crawford, Brandon Sanchez, Rick Stevenson (3 properties), Kay and Linda Norman, Al Formicola, Francis Tafoya, Don Watts, Wayne Paulson, Skip & Gloria Haitz, Richard Olson. 12 Proxies were received.

Introduction of Heritage Team:

David & Debi Caldwell [owners], Becky Jett [Office Administrator]

2014 Minutes were approved.

2015 Budget:

- A question was asked as to why \$0 was transferred in to Reserve Fund in 2014 when historically \$1500 is transferred annually--response was that the previous Board had determined to have the perimeter fence painted and pay for that with the funds that would have been transferred to the reserve.
- Recent repair work on irrigation system has not been invoiced yet, but it will be put in as an Irrigation Expense.
- M/S/C that 2015 budget be approved and put on the website.
- As of March 31, 2015--\$1,954 was owed for delinquent HOA dues.

Old/Unfinished Business: NONE

New Business:

- Reminder that HOA specific information is on hpmgj.com
- Discussion regarding VIOLATION and FINE letters ensued. Since there is no Board at this time, HPM addresses issues brought to us by Homeowners. The Policy and Procedure for those actions was explained: 2 COURTESY letters go out, these are followed by a WARNING LETTER, and the final letter is a FINE letter. ***For legal reasons, all challenges/questions need to be addressed to HPM in writing.***

- Questions regarding meeting times was asked and addressed. Times are determined by the Board. Since no Board is in place, HPM set meeting time.
- Repairs on Irrigation system were addressed. It appeared that the pipe in the concrete box had been broken by rocks being dropped into the box. Irrigation provider would not allow contractor to remove the box and bury the pipe, so work had to be done within the confines of the box. This took longer than anticipated but water is now available.

Nomination of Board Members:

- 4 HOA members volunteered/were nominated.
 - Bonnie Higgins
 - Richard Olson
 - Linda Norman
 - Derek Griffiths
- M/S/C to accept these Board members

Other discussion: NONE

Meeting adjourned at 6:55 pm.

Minutes taken by

Becky Jett

Heritage Property Management