

**Monarch Glen HOA Board of Directors
November 2, 2010 Meeting Minutes**

Present: Don Watts, President
Bonnie Higgins, Treasurer
Anissa Hatcher, Secretary
Lena Watts, General Attendee

Next Meeting: December 7, 2010
5:30 p.m. at 3017 Milburn

Meeting Called to Order
5:33 p.m.

Approval of Minutes from October 5, 2010
Motion/Second/Approved and Adopted

Approval of October Financials
Not approved for the following:

- Balance Sheet Prepaid Dues shown as \$96.00.
 - One Homeowner has \$85.00 towards 2011 Dues
 - Where is the other \$11.00 from?

Financials

Review October

- Bonnie will contact Heritage about the above question with the Balance Sheet and Prepaid Dues

Homeowners with Payment Agreements

- One has paid in full
- One is paying as agreed
- One has missed two payments
 - Anissa will contact Heritage and have Linda send a letter to this Homeowner asking for payment within 10 days. If payment is not received, Lien will be filed and account will be turned over to collections.

Attorney Fees

- We were billed \$195.00 for Attorney services. We were expecting bill to be around \$395.00
 - Fees were allocated to the Homeowners who received letters

Old Business

Liens

- None filed
- None released

Unpaid Dues

- Two Homeowners will be sent to collections
- One Homeowner (who has breached payment agreement) will have 10 days to make payment. Will be sent to collections if payment not received.
- We are working with two Homeowners on receiving payment

3015 Regal Glen Court

- A letter, along with copies of Covenants, Bylaws, Policies and Procedures, and Insurance Declaration Page was sent via certified mail on October 18, 2010 to the Homeowner per a request received on October 3, 2010
 - As of today, Homeowner has not signed for the certified letter

Foreclosure of Home in Neighborhood

- No new information per Linda at Heritage
- Assessor's site still has Homeowner listed as property owner

Irrigation Water

- Water was tuned off October 26th. Palisade Irrigation District had advised shut off would be October 29th.
- HOA lines have been blown out

Neighborhood Security Issues

- No break-ins or other issues have been reported

October Compliance Follow-up

- Two homes with utility trailer/RV are still in violation
- Anissa contacted City Code Enforcement about status of the utility trailer. Somehow City mixed up the report, have report as "closed", despite utility trailer still in violation.
 - Anissa requested City Code Enforcement open new report and investigate

2011 Budget Items

- Anissa will contact Linda at Heritage and have them get bids for:
 - Landscaping
 - Irrigation
 - Insurance

New Business

Safety Issues

- None

November Compliance Walkthrough

- Completed today
- Two Noncompliance Notices were sent to Homeowners for:
 - One home with RV in driveway
 - One home with utility trailer in driveway (City Code Enforcement also opened new case on this)

2011 Annual Meeting and Budget

- Preliminary date for Annual Meeting set for January 18, 2011
 - Notice for Annual Meeting will need to be sent out by December 17, 2010 to give 30 days' notice to Homeowners
- Preliminary location for Annual Meeting will be at Board President's home
- Budget for 2011
 - Dues will remain at \$185.00
 - Will not be budgeting \$250.00 for Snow Removal in 2011
 - Allocate those funds to:
 - \$150.00 to Irrigation
 - \$50.00 to Insurance
 - \$50.00 to Electricity

Architectural Committee

- No new or revised plans have been submitted

Open Floor

- Discussed 2011 Annual Meeting Mailing, Budget, and Bids
- Discussed mailing 2011 Dues Statements separate from Annual Meeting Notice

Meeting Adjourned

Motion/Second/Pass to adjourn at 6:49 p.m.