

Monarch Glen HOA Board of Directors
December 7, 2010 Meeting Minutes

Present: Don Watts, President
Bonnie Higgins, Treasurer (left early for family commitment)
Anissa Hatcher, Secretary
Lena Watts, General Attendee

Next Meeting: January 4, 2011
5:30 p.m. at 3017 Milburn

Meeting Called to Order
5:36 p.m.

Approval of Minutes from November 2, 2010
Motion/Second/Approved and Adopted

Approval of October Financials

Remain as not approved. Bonnie needs to follow up on this before we approve.

- Balance Sheet Prepaid Dues shown as \$96.00.
 - One Homeowner has \$85.00 towards 2011 Dues
 - Where or to whom does the other \$11.00 go?

Approval of November Financials
Motion/Second/Approved and Adopted

Financials

Review October

- Bonnie needs to contact Heritage about the Balance Sheet Prepaid Dues figure

Review November

- Ending Balance for November is \$1558.
- Monthly expenses running @\$700.00. We should be good for December and January.

Homeowners with Payment Agreements

- One has paid in full
- One has paid 2010 Dues in full, still has \$37 due for lien filing fees and certified mailing charges

Old Business

Liens

- One filed
- One released
- Total of five Homeowners have liens

Unpaid Dues

- Four Homeowners have been sent to collections

3015 Regal Glen Court

- Homeowner did not sign for certified package that contained HOA documents he requested
- Had Heritage send the package regular mail, with a note advising his account would go to collections December 1st
- Issue closed

Foreclosure of Home in Neighborhood

- No new information from Heritage

Neighborhood Security Issues

- No break-ins or other issues have been reported

November Compliance Follow-up

- Both issues for RV/trailer violations have been cleared

New Business

Safety Issues

- None

December Compliance Walkthrough

- Completed today
- One Noncompliance Notice was sent for:
 - Trash containers not stored behind fence

Irrigation System

- Drains were dug out in the pond area
- Drain lines were drained and left open for winter
- Drain lines will need to be closed in the spring before irrigation water is turned on

2011 Budget and Bids

- Proposed 2011 Budget
 - Motion/Second/Approved and Adopted
- Landscaping Bids
 - CW Landscape Services, Inc.
 - Bid was for \$5750—\$6550 per year, dependent upon how many times pruning is done
 - High Desert Landscaping
 - Bid was for \$5660 per year
 - High Performance Lawn Care (our current landscaping contractor)
 - Bid was for \$4380 per year.
 - Motion/Second/Pass to remain with High Performance Lawn Care
 - Board will review contract, and if changes are needed will work with Heritage and contractor to resolve.
- Management Company Bids
 - Heritage Property & HOA Management
 - Currently paying \$256.00 per month for their services
 - As the Board does a lot of administrative work, we asked if our fees could be renegotiated.
 - Tracey will send a proposal with Heritage acting mostly as financial A/R A/P support, with some administrative support.
 - A Better Alternative Management Company
 - Received a bid for their services at \$250 per month
 - \$6.00 less than what we pay our current management company
- Insurance Bids
 - Per Linda at Heritage, they did not send out bids for insurance:
 - Our current provider, American Family, has the lowest rates by far, and is one of the few providers in town who will insure HOA's.

Preparing for 2011 Annual Meeting

- Confirm meeting date and location
 - Not yet confirmed. Was tentative for January 18, 2011, however, BOD President now has conflicting schedule that cannot be changed.
 - Now looking at January 11 or 13, 2011
 - Anissa will contact Linda to get meeting venue booked
- Announcement newsletter draft
 - Motion/Second/Approve format and content
 - Announcement newsletter, agenda, budget, proxies, and 2010 Annual Meeting minutes need to be mailed 30 days prior to 2011 Annual Meeting date.
- BOD President will prepare list of talking points for agenda
- Mailing of 2011 annual dues to Homeowners
 - Will have Heritage send dues statements out week of December 27, 2010
 - Due by January 31, 2011

Architectural Committee

No new or revised plans have been submitted

Open Floor

No issues to discuss

Meeting Adjourned

Motion/Second/Pass

- Adjourned at 6:19 p.m.