

# Monarch Glen HOA

## ANNOUNCEMENTS

### Save The Date

2011 Annual HOA Meeting  
January 13, 2011 at 6:30 p.m.

Fruitvale Elementary School • 585 30 Road

You should have already received:  
2011 Annual Meeting Agenda, Budget, Proxy Form, and  
2010 Annual Meeting Minutes

**\*\*If you did not receive these please contact Heritage\*\***



### Board of Directors

Please consider volunteering for the 2011 Board

*\*The Board needs to be made up of at least three members\**

*Get involved...This is the best way to understand how your HOA works*

### 2011 Dues Statement Enclosed

*\*Dues were NOT increased for 2011\**

**Please pay dues by January 31, 2011  
to avoid late fees**

## COVENANT COMPLIANCE

The Board of Directors would like to thank everyone who has corrected compliance issues when notices have been sent.

We appreciate the efforts of everyone in helping to keep our neighborhood an attractive, safe place to live.



## REMINDERS



Trash cans are to be out on service days only.  
Please keep them stored behind your fence or in  
your garage.

Boats, Four-wheelers, RV's, Trailers,  
etc. are to be stored behind the fence.



Please store portable basketball hoops  
off the street or sidewalk when not in  
use.



When walking your dog, please clean  
up after them. This is a common  
courtesy to your neighbors.

Although we know it is difficult, please  
make an effort to keep your cats at home.



The retention pond is not a recreation  
area. Please keep your children from  
playing here.

**Your contact for questions or concerns is:**

Heritage Property & HOA Management  
3002 I-70 Business Loop, Suite 2 • Grand Junction, CO 81504 • 970-243-3186

\*HOA information, Board of Director Meeting Minutes, Covenants, Bylaws, and Policies and Procedures can be found on our HOA page at  
[www.traceyheritage.com](http://www.traceyheritage.com)\*

# *Monarch Glen Homeowner Association*

## *Annual Meeting*

*Thursday, January 13, 2011*

*at  
Fruitvale Elementary School  
Cafeteria  
585 30 Road  
Grand Junction, CO 81504*

*General Meeting begins at 6:30 pm*

### *Agenda*

- 1. Call meeting to order*
- 2. Pass roster sheet, establish quorum*
- 3. Approve 2010 Annual Meeting Minutes (copy attached)*
- 4. Presentation of 2011 Budget ( copy attached)*
- 5. Old Business*
- 6. New Business*
- 7. Nominations / Volunteering for Board / Vote*
- 8. Adjournment*

**Please plan to attend. If you are unable, please complete the enclosed proxy and return it to the Heritage Property Management office or have your proxy bring it to the meeting so that your property can be represented. A quorum is needed to conduct business.**

## Monarch Glen HOA Approved 2011 Budget

Budget approved by the Monarch Glen BOD 12/7/10

Income	Budget '10	Actual '10	Budget '11
HOA Assessments (66 x \$185) 2010	\$12,210.00	\$11,455.00	\$12,210.00
Unpaid Assessments, fines & late fees	\$1,078.00		\$2,157.00
Fines Paid			
Late Fees Paid		\$64.00	
<b>Total Income</b>	<b>\$13,288.00</b>	<b>\$11,519.00</b>	<b>\$14,367.00</b>

Fixed Expenses	Budget '10	Actual '10	Budget '11
Insurance - D & O and General Liability	\$800.00	\$823.00	\$850.00
Grounds Maintenance Contracted	\$4,140.00	\$4,300.00	\$4,140.00
Grounds Maintenance Incidental	\$500.00	\$0.00	\$500.00
Snow Removal	\$250.00	\$157.00	\$0.00
Legal and Accounting	\$250.00	\$328.00	\$300.00
Irrigation Expense *(1)	\$500.00	\$2,966.00	\$600.00
Management Fees	\$3,072.00	\$3,072.00	\$3,072.00
Electricity	\$400.00	\$405.00	\$450.00
Postage for Mailings	\$500.00	\$413.00	\$500.00
Taxes	\$100.00	\$10.00	\$100.00
Miscellaneous	\$200.00	\$31.00	\$200.00
Reserve fund transfer	\$1,500.00	\$1,500.00	\$1,500.00
<b>Subtotal fixed expenses</b>	<b>\$12,212.00</b>	<b>\$14,005.00</b>	<b>\$12,212.00</b>

<b>Difference between income and expenses</b>	<b>\$1,076.00</b>	<b>(\$2,486.00)</b>	<b>\$2,155.00</b>
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Cash in Checking Account 11/03/10	\$1,858.78	
Cash in Money Market Account 11/03/10	\$3,001.00	
<b>Total Cash 11/03/10</b>		<b>\$4,859.78</b>

<b>Estimated Total Cash 12/31/2011 with an additional \$1,500 contribution to reserve</b>	<b>\$8,514.78</b>
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**NOTES:**

\*(1) Includes a \$2,541.00 system repair at 628 Imperial

**Monarch Glen HOA Annual Meeting**  
January 25, 2010 Meeting Minutes

Board Members Present: Amber Wyley, President  
Ann Shed, Vice President  
Anissa Hatcher, Secretary/Treasurer  
Lena Watts, Member at Large

Heritage Property Mgmt: Linda Edwards

Next Board Meeting: February 2, 2010; 5:30 p.m., at 3023 Royal Ct.

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Meeting called to order at 6:32 p.m. by Amber Wyley, Board President

**Establish Quorum**

Roster sheet signed as attendees entered meeting

13 Owners present; 3 proxies presented; no quorum established

**Approval of Annual Meeting Minutes from April 9, 2009**

No questions from Board or Owners

Approved and Adopted

**Presentation of 2010 HOA Budget**

No questions from Board or Owners

Approved and Adopted

**Old Business**

Amber discussed raising of dues 6.3% to \$185.00 due to additional expenses for 2010, including: 1) silt dig-out needed at retention pond; 2) need for metal grate to be installed in the concrete fixture in the retention pond; 3) snow removal along 30 Road and in common areas.

- Noted: Question rose from an Owner about retention pond, does the farm property to the North of the subdivision also use the drainage area, and should that property be partially responsible for maintenance? Amber will check into this and provide findings to the new Board.

2010 landscaping will again be provided by High Performance at the rate of \$345.00/month, which is the same rate as in 2009.

Landscaping at homes has been kept up well within the neighborhood. Thank you to all the Owners for their hard work.

Savings account to establish an emergency fund was opened with a beginning deposit of \$1500.00.

Policies & Procedures have been adopted by the Board. There were no comments from Owners who attended the review meeting in November 2009. These documents will be added to Heritage's website.

Reminder about trash containers; they are to be out on the day of trash service only.

Reminder to please comply with the "No Trespassing" signs posted in retention pond area.

### **New Business**

Board approved \$200.00 expense for the building and installation of the grate for the concrete fixture in the retention pond area. This work will be done by RDR Property Services.

Snow removal on 30 Road and in common areas is HOA responsibility. Board would like to extend a thank you to whoever has been clearing snow in the common areas.

Fence at retention pond needs to be repaired or replaced, and the next Board needs to start budgeting for this expense. A committee could be formed to help with obtaining bids for repairing or replacing the fence, and to find volunteers within the neighborhood to help build a fence should that option be chosen. There is a problem with the existing fence not being repaired by the properties to the South and kids are coming through the fence from those properties to play in the pond area.

- Noted: One homeowner suggested vinyl fence for purposes of less maintenance.
- Noted: One owner expressed they do not feel HOA should be paying to have a fence built; the existing fence should be repaired by (or with) the cooperation of the homeowners to the South.

Group rate for sprinkler blow-outs

- If Owners are interested, the current Board has researched and found a provider who will give a discount when a certain amount of homes use his service. The Board will provide this information to those who are interested.

Group rate for trash service

- Board researched options and it was decided not to pursue this service at this time, as those providers who were contacted did not provide a group price break.
- Board tabled the issue as "Old Business" for the new Board.

Amber advised there have been unlocked vehicles in the neighborhood that have been broken into. Please remember to lock all vehicles and doors to your home. Amber suggested a committee for a neighborhood watch could be formed to inform neighbors about what to look for so we can all work together to keep our neighborhood safe.

- Noted: One Owner inquired as to the availability of our Neighborhood Resource Officer(s) with the GJPD to address the HOA on this matter. This is an option if the new Board decides to pursue this further.

Amber reminded Owners that the HOA Board has an email address, [Monarchglen@gmail.com](mailto:Monarchglen@gmail.com), which Owners can use to contact the Board with HOA concerns or questions.

### **Nominations/Volunteers for Board; Voting**

Anissa Hatcher was nominated for Board

Bonnie Higgins volunteered for Board

Chuck Jones volunteered for Board

Don Watts was nominated for Board

Motion/second/pass, via show of hands, to have Anissa Hatcher, Bonnie Higgins, Chuck Jones, and Don Watts as 2010 Board Members.

- One opposition noted

Ann Shed volunteered to be part of a "fence committee". New Board needs to get more volunteers. New Board can contact Ann when more have volunteered.

#### **Open Floor**

One member would like to have the group trash service looked into further for the neighborhood.

- Lena Watts made point of interest: As previously mentioned better pricing was not quoted by local companies for group service. Current Board discussed this matter in detail, and other reasons for tabling the issue were: 1) Board was not certain how billing for a group service would be applied, would it go through Heritage or each Owner; 2) Board did not feel the truck traffic through the neighborhood would necessarily be reduced. Therefore, as mentioned, current Board tabled the discussion for the 2010 Board to pursue if they choose to do so.

Motion/second to adjourn meeting

Meeting adjourned at 7:06 p.m. by Amber Wyley, Board President

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### **Monarch Glen \*\*\* HOMEOWNERS MEETING**

<b>PROXY</b>
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**I am an Owner in the Monarch Glen Homeowners Association.**

**I will be unable to attend the meeting on  
Thursday, January 13, 2011 but I am designating:**

**as my proxy**

( If no one is named, a Board Member will vote on your behalf)

**to act on my behalf at the Meeting. My Proxy will vote for me in any and all  
matters that are presented at the meeting.**

**Address Owned:**

\_\_\_\_\_**Signature:**\_\_\_\_\_

**Print Name:**\_\_\_\_\_

**Email address:**\_\_\_\_\_

Please return signed Proxy Form to Heritage Property Management or  
send with your designated Proxy to the meeting.