

Monarch Glen HOA Board of Directors

January 4, 2011 Meeting Minutes

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

Absent: Bonnie Higgins, Treasurer

Next Meeting: Annual Meeting January 13, 2011
6:30 p.m. at Fruitvale Elementary School

Meeting Called to Order

5:45 p.m.

Approval of Minutes from December 7, 2010

Motion/Second/Approved and Adopted

Approval of October Financials

Bonnie was absent for meeting; will revisit at next regular BOD meeting.

- 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 December Financials

December financials not yet provided by Heritage

Financials

Review October

- Bonnie needs to contact Heritage about the extra \$11.00 on the Prepaid Dues figure

Review December

- Not yet provided by Heritage; Don will call tomorrow to see when we will get December financials.

Homeowners with Payment Agreements

- All Homeowners with payment agreements have paid in full

Old Business

Liens

- None filed
- One needs to be released; Dues paid in full

Unpaid Dues

- Four Homeowners have been sent to collections
- Total amount turned into collections is \$2049.48 in unpaid dues and fines

Foreclosure of Home in Neighborhood

- No new information from Heritage

Neighborhood Security Issues

- No break-ins or other issues have been reported

December Compliance Follow-up

- Issue for RV/trailer violation has been cleared

New Business

Safety Issues

- None

January Compliance Walkthrough

- Completed today
- Three Noncompliance Notices sent:
 - All for trailers parked in driveways or on street

Heritage Property & HOA Management Change of Ownership

- Tracey Heritage has announced new owners for the business, David and Debi Caldwell
- Tracey is stepping back and moving to a consultant role. Due to this change in ownership:
 - Tracey Heritage needs to be removed from signature cards for our bank accounts
 - Debi Caldwell needs to be added to signature cards for our bank accounts
- Heritage will work with our bank to make these changes on the signature cards

2011 Annual Dues

- Were mailed out by Heritage week of December 27, 2010
- Newsletter was included with this mailing

2011 Budget and Bids

- Heritage sent new management agreement per our request for renegotiation of fee's:
 - Current rate is \$256.00 a month
 - Rate dropped to \$240.00 a month
 - Services Heritage will provide remain the same as in old agreement.
 - We asked if rates could be renegotiated since BOD does a lot of work, i.e. newsletters, noncompliance notices, mailings, filing and releasing of liens to name some of the tasks we have taken on ourselves.
- Motion/Second/Pass to sign new agreement at monthly rate of \$240.00.

2011 Annual Meeting

- Date and location are set for January 13, 2011, 6:30 p.m. at Fruitvale Elementary School
- Agenda items to discuss:
 - Review 2010 minutes
 - Review 2010 expenses
 - Presentation of 2011 budget
 - Discuss bids process and results for landscaping/management
 - Discuss from 2010 meeting:
 - Fence at drainage pond
 - Group rates for sprinkler blow outs and trash service
 - New Owners at Heritage
 - Neighborhood security
 - Volunteer for BOD members

Architectural Committee

No new or revised plans have been submitted

Open Floor

No issues to discuss

Meeting Adjourned

Motion/Second/Pass

- Adjourned at 6:27 p.m.