

**Monarch Glen 2011 HOA Annual Meeting**  
**January 13, 2011 Meeting Minutes**

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

**Heritage Property Mgmt:** Linda Edwards  
Debi Caldwell

**Next Board Meeting:** February 1, 2011  
Time and Location TBA

---

**Call Meeting to Order**

- Meeting called to order at 6:40 p.m. by Don Watts, Board President

**Establish Quorum**

- 12 Homeowners present
- 1 Proxy presented
- No quorum established

**Approval of Minutes from 2010 Annual Meeting**

- Motion/Second/Approved and Adopted

**Presentation of 2011 Budget**

- Dues were not raised
- Budget changes for 2011:
  - Removed budget for:
    - Snow removal at \$250.00
  - \$250.00 from snow removal was spread out to increase the following budget items:
    - Insurance to \$850.00 (increased by \$50.00)
    - Legal and Accounting to \$300.00 (increased by \$50.00)
    - Irrigation Expense to \$600.00 (increased by \$100.00)
    - Electricity to \$450.00 (increased by \$50.00)
- Motion/Second/Approved and Adopted

**Old Business**

- Building of fence at South side of retention pond
  - Was not completed this year due to high expense of irrigation repair
- Group rates for trash and sprinkler blow-out services
  - Board is concerned there might be issues if individual homeowners fall behind in group rate payments
  - Therefore, Board is not going to pursue group rates for these services
- Bid Requests for Landscaping and Management
  - Bids for Landscaping services were requested for the 2011 season
    - Two companies provided bids that were +\$1280.00 higher than our current provider
    - High Performance (current provider) was low bidder
      - Board voted and approved to continue with this provider for 2011
  - Bid for Management services was received by another management provider
    - Their bid was \$6.00 less per month than our rate with Heritage, which is \$256.00 per month
  - Heritage
    - Board asked Heritage if we could renegotiate our monthly fee
    - Heritage sent new management agreement with rate of \$240.00 per month
      - Board motioned and approved to sign new agreement at this rate

**New Business**

- Building of fence at South side of retention pond
  - Once irrigation season is over, and if there are no large expenses, we plan to build new fence on the South side of the pond area in 2011
  - Cost for vinyl fencing will be around \$800–1000.00
- Volunteer List
  - If you can volunteer to help with fence building, snow removal, etc., please sign up on our Volunteer Sheet
- Retention Pond area is NOT for play
  - We continue to have to ask children not to play in this area
  - For safety reasons, “No Trespassing” signs are posted
  - Violators can be ticketed by the Grand Junction Police for trespassing
- Driveways and sidewalks not to be used as u-turn points
  - Please respect your neighbors’ property and do not use their driveways and sidewalks in front of their homes as u-turn points
- New Owners at Heritage
  - Tracey Heritage has sold the business and moved to a consulting role
  - David and Debi Caldwell are new owners
    - Linda Edwards and Cindy Brown are still at Heritage

**Nominations and Volunteers for Board; Voting**

- No nominations or volunteers
- Current Board members will remain
  - Board positions may change; will be determined at next regular Board meeting

**Open Forum**

- Questions about fence at pond area:
  - Why not build a wood fence?
    - Inability to stain the back of the fence is why we would prefer vinyl
  - What about a fence at the front of the pond area?
    - Liability issue with being able to see inside the area
  - What about chain link at the front of the pond area?
    - Chain link is against Covenants
    - Would have to get quorum of homeowners to agree to change Covenants
- Homeowner asked if there is anything we can do about people not picking up after their dogs when walking them
  - Nothing we can do about this
  - We do, and will continue, to make this a reminder on newsletters that go out to all homeowners
  - Some of the problem also comes from walkers from neighboring subdivisions
- Homeowner asked how many members need to be on the Board
  - Needs to be made of at least three members
  - Board should have a President, Vice President, Secretary and Treasurer
    - Secretary/Treasurer can be a dual position held by one member
- Homeowner asked if Board does a neighborhood walk-around for Covenant violations and issues
  - Yes, we do a compliance walk-around once a month
    - We send letters and follow our procedures for violations until the violation is corrected

**Meeting Adjourned**

- Meeting adjourned at 7:07 p.m. by Don Watts, Board President