

Monarch Glen HOA Board of Directors
February 1, 2011 Meeting Minutes

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

Next Meeting: Tentative for March 1, 2011
5:30 p.m. at 3017 Milburn

Meeting Called to Order
5:32 p.m.

Approval of Minutes from January 4, 2011
Motion/Second/Approved and Adopted

Approval of October Financials
Motion/Second/Approved with the following issue resolved:

- Balance Sheet Prepaid Dues was showing \$96.00
 - One Homeowner had \$85.00 towards 2011 Dues;
 - The other 11.00 was a lien filing fee that was put in the wrong place; should have been put under legal and financial;
 - Heritage has corrected this.

Approval of December Financials
Motion/Second/Approved and Adopted

- Were not provided by Heritage in time for January BOD meeting

Approval of January Financials
Motion/Second/Approved and Adopted

Financials

Review January

- Heritage will adjust billing to reflect our new management fee;
- Motion/Second to wait until more 2011 Dues have been paid before transferring \$1500.00 to reserve fund.

2011 Dues Payments

- 38 Homeowners have paid 2011 Dues in full;
- 1 Homeowner paid half in January and will pay half in February;
- Anissa will have Heritage send reminder statements out to those who have not paid.
- Homeowners who do not pay in full by March 2, 2011 will be 30 days past due and late fees will be assessed.

Old Business

Liens

- None filed
- One released

Unpaid Dues for 2010

- Four Homeowners were sent to collections for unpaid dues/fines from 2009 and 2010;
- \$2049.48 was turned over to collections.

Foreclosure of Home in Neighborhood

- Home is now vacant

January Compliance Follow-up

- Three issues for trailer violations have been corrected

Annual Meeting—Address Homeowners who question use of Common Areas

- Homeowners Budeau, Sackter and Sleigh approached Don after the Annual Meeting about common area(s):
 - Highlighted Article 1 Section 10 and Article III Section 1 of Covenants;
 - These Homeowners disagree with Board asking no one to play in pond area; their argument is the covenants don't say this is not a play area.
- Don's response is:
 - Pond area is designated for water collection;
 - No Trespassing signs were placed in the area for safety reasons;
 - Homeowners should also refer to Covenants **Article IX, Restrictions: Section 3: Use of Common Area and Irrigation System: c. The use of the Common Area or irrigation system shall be subject to such rules and regulations as may be adopted from time to time by the Board of Directors of the Association.**

New Business

New Board Positions

- Board should operate with a President, Vice President, and Secretary/Treasurer, which can be a combined position
 - Don will continue as President
 - Bonnie will hold Vice President position
 - Anissa will hold Secretary/Treasurer position
 - Lena will continue as a General Attendee
- Motion/Second/Approved

Safety Issues

- Bonnie called Grand Valley Power about several street lights that were out or dim;
- All have been repaired by GVP.

February Compliance Walkthrough

- Completed today
- One Noncompliance Notice for:
 - Trash containers not stored behind fence
 - Bonnie will talk to occupants about keeping containers behind fence

Architectural Committee

No new or revised plans have been submitted

Open Floor

- Common area at Monarch Glen Loop is getting a lot of use. Concern about grass not coming in well this spring.
- March BOD meeting has been tentatively scheduled for March 1, 2011;
 - If there is not a lot to discuss when date approaches, we may cancel meeting and handle review of financials by phone/e-mail for the month.

Meeting Adjourned

Motion/Second/Pass

- Adjourned at 6:24 p.m.

