

Monarch Glen HOA Board of Directors
May 3, 2011 Meeting Minutes

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

Next Meeting: June 7, 2011
5:30 p.m. location TBA

Meeting Called to Order
5:48 p.m.

Approval of Minutes from April 5, 2011
Motion/Second/Approved and Adopted

Approval of April Financials
Motion/Second/Approved and Adopted

Financials
Review April

- \$1500.00 was moved to reserve fund. Will show up on May bank statement.
- Motion/Second to waive interest of \$5.56 on two accounts that have paid in full.

2011 Dues Payments

- 90 Days past due as of May 1, 2011
 - 4 Homeowners owe \$185.00, plus interest
 - 1 Homeowner owes \$90.00, plus interest

Late Notices for Unpaid Dues

- 90 Days Late on May 1, 2011
 - 3 Homeowners will receive notice of intent to file lien and statement including interest.
 - 2 Homeowners will receive letters and statements including interest. These Homeowners already have liens for prior years' delinquent dues.
- 60 Days Late on April 1, 2011
 - 11 Homeowners received letters and statements plus interest for 60 days (mailed April 7, 2011).
- 30 Days Late on March 2, 2011
 - 16 Homeowners received letters (mailed March 9, 2011).

Old Business

Liens

- None filed
- Two released

Unpaid Accounts in Collections

- One account of \$944.30 is under legal review with collection agency.
- One account of \$139.22 was pulled from collections; is in bankruptcy and collections cannot be pursued.
- Premier has not yet sent billing for fee of \$113.75 for foreclosure account on which we received payment.

Spring Newsletter

- Was mailed April 12, 2011
- Is posted on our HOA page on Heritage's website under "Minutes" dated April 13, 2011

April Compliance Walkthrough

- All issues have been corrected

New Business

May Compliance Walkthrough

- Completed May 3, 2011
- Noncompliance notices mailed:
 - One for junk/trash visible from street
 - One for trash container not stored behind fence

Safety Issues

- Street Lighting
 - Lights that were out or dim have been fixed by Grand Valley Power
- Cracks in Street on East end of Royal Ct
 - City has been out to inspect and has deemed the cracks "not unsafe"
 - Our neighborhood is not scheduled for chip seal until 2016

629 Monarch Glen Loop

- Board and Heritage have received complaints from a neighbor about continuous dog barking
- Complainant was advised in April to contact animal control
 - Complainant says animal control advised other neighbors and the HOA also need to make a complaint.
 - Don also called animal control and received a written response stating:
 - They issued a formal or official bark warning at this address;
 - We must allow seven days for owner to rectify the situation.
 - Response also provided recommendations for documentation of barking for further action to be taken.
 - Anissa will take this letter to Heritage and have them send a response to complainant with a copy of the letter from animal control.
 - Linda at Heritage has sent a letter to the renter at this property requesting they control the barking issue or fines will be imposed.

Architectural Committee

No new or revised plans have been submitted

Open Floor

Nothing presented for discussion

Meeting Adjourned

Motion/Second

- Adjourned at 6:14 p.m.