

Monarch Glen HOA Board of Directors
October 6, 2011 Meeting Minutes

Present: Bonnie Higgins, Vice President
Anissa Hatcher, Secretary/Treasurer

Next Meeting: November 1, 2011
5:30 p.m., location TBA

Meeting Called to Order
2:11 p.m.

Approval of Minutes from September 7, 2011
Motion/Second/Approved and Adopted

Approval of September Financials
Motion/Second/Approved and Adopted

Financials
September

- Bonnie's reimbursement for Neighborhood Social was coded under "Repair & Maintenance"
 - Anissa requested Heritage recode this under "Miscellaneous"

2011 Past Due Payments

- Four accounts remain unpaid and are 240 days past due as of September 28, 2011
- Interest charges will continue to accrue until accounts are paid in full

Account in Collections

- Anissa will contact David to get a detailed report on the status of this account from the collection agency
- If we can't get a detailed report, we need to consider pulling this and turning it over to an attorney. The collection agency is impossible to work with: do not get timely updates, and have never had a detailed report on the status of the account despite repeated requests.

Old Business

Liens

- None filed
- None released

September Compliance Issues

- One utility trailer (car dolly) still parked in driveway at home with new Owners
- Bonnie and Anissa will talk to new Owners and provide them with a copy of CC&R's, Bylaws, and P&P's

Trailer at 627 Imperial

- Homeowners have requested a hearing with the Board regarding the trailer issue
- Heritage has sent certified letter to Homeowner with notice of a scheduled hearing date

New Business

October Compliance Walkthrough

- No new issues

Pond Area

- May need to table building new fence due to drainage issues
- Fencing Quotes for materials and installation
 - Alpine Fencing \$4290
 - Taylor Fencing \$3445
 - J&S Fencing \$4000
 - Materials only \$2400 – They only use "knot free" wood, so cost is more

- **Drainage Issues**
 - Need to get quotes for digging out pond area
 - May take precedence over new fence
 - GV Drainage District – Any shared responsibility?
 - Bonnie will call GV Drainage to see if they have any shared responsibility, and/or can they give us guidance on what needs to be done and who we can contact for flushing and digging out the drain.

Annual Meeting

- Set for November 17, 6:30pm - Room at Fruitvale Elementary has been booked
- Anissa and Bonnie will mail Annual Meeting Notices, Agenda, Proposed Budget, and Proxies by October 17th
- 2012 Proposed Budget has been worked by Heritage and Anissa
 - Decided, with upcoming costs in pond area, we are not going to offer the 5% discount on Dues if paid in full by due date.

Ratification of Board of Directors

- Because we did not have any volunteers for open positions(s) on the Board, and because Bonnie and Anissa are technically serving under expired terms, we need to do mail-in ballots to have HOA Owners vote to ratify us, and actions we have taken, as Board members.
- Anissa is working on ballot form
- Once form is completed, Bonnie and Anissa will do the mailing
- Ballots will need to be returned to Heritage to be counted

Architectural Committee

No new or revised plans have been submitted

Open Floor

No issues to discuss

Meeting Adjourned

Motion/Second/Pass

- Adjourned at 3:00 p.m.