

Monarch Glen 2012 HOA Annual Meeting Minutes

Rescheduled Meeting Held December 20, 2011

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

Heritage Management: Not Present (Anissa spoke to Heritage and advised they did not need to be present)

Next Board Meeting: Date and Location TBA

Call Meeting to Order

- Meeting called to order at 6:35 p.m. by Bonnie Higgins, Board Vice President

Establish Quorum

- 11 Homeowners present
- 18 valid proxies (21 presented)
 - 1 proxy invalid; homeowner has unpaid dues (Bylaws, Article VII, Section 1b).
 - 2 proxies invalid; signers of the proxies are not listed as Owner or Joint Owner on Assessor records.
- 29 Properties represented; Quorum Established (requirements are 22, which is half of the original required 43).
 - Homeowner disputed quorum requirements; stated requirement are five-sevenths per Bylaws.
 - Board stated CC&R's control, and quorum requirements are 65%, and if meeting has to be adjourned and rescheduled, requirements are halved for subsequent meetings.
 - Homeowner stated, under Article IV of the CC&R's, that quorum requirement is only the case if the meeting is about items authorized under Sections 3 (annual assessments) or 4 (special assessments), or to commence litigation of any type.
 - Board stated the meeting is to ratify the Budget and vote in a new Board. Attorney we have consulted said if quorum is not represented at first meeting, quorum requirements are half of original amount each time meeting has to be rescheduled to establish quorum.
 - Board asked Homeowner if he wished to have the meeting adjourned due to quorum dispute. Homeowner declined.

Agenda Interrupted for Homeowner Complaint

- Homeowner who disputed quorum requirements also expressed his dissatisfaction with how the Board is handling things, in particular, letters the Board sent regarding a trailer parked in the street at his home, and that Board is operating outside of the Bylaws, and is unfounded, with only two members.
- Board listened to his complaints, and Bonnie explained what we are doing is nothing personal against anyone; we have volunteered our time to try and enforce the covenants the best we know how. If Homeowner disagrees with how we are doing things, she urged him to volunteer and get involved. Bonnie also advised we are aware we are operating outside the Bylaws, and Anissa interjected that we don't have record of the last time the HOA had a Board that was officially, with an established quorum, voted in.
- Another Homeowner present felt this issue was something that could be discussed between the complainant and the Board after the meeting or at another time.
- Homeowner stated he had made his point.

Approval of Minutes from 2011 Annual Meeting

- Motion/Second/Pass

Presentation of 2012 Budget

- Dues were not raised for 2012
- Budget changes for 2012
 - Yearly management fee for Heritage decreased to \$2880.00 per a renegotiated contract at the beginning of 2011.

Old Business

- Building of fence at South side of retention pond
 - Quotes were received for fencing materials and installation which ranged from \$3445.00—\$4000.00. One quote for materials only was \$2400.00.
 - Board felt the issue of drainage problems and potential expense associated with drainage outweighed the need to build a fence.
 - In the spring, at minimum, we will plan to stain the fence.

New Business

- Board Resignations
 - Don Watts resigned as President in July.
 - Lena Watts resigned as General Attendee in July.
 - Board has been operating outside of the rules established by the Bylaws with only two members.
- Building of fence at South side of retention pond
 - We will continue to get quotes for materials and installation.
 - At minimum, we will schedule staining of the fence for the spring.
- Drainage issues at Retention Pond
 - There is an issue with County drainage lines along 30 Road which cause back-up into the pond area.
 - Per Kevin with Grand Valley Drainage District, issue probably won't be completely cleared because they can't access the lines from the manhole located at the back of the pond area.
 - We have received quote for hydro-flushing the irrigation lines at \$250.00 per hour.
 - We are also gathering quotes to have the pond dug out.
 - City drainage representative (Tom McGee) also noted the street drain in front of the pond near the mailboxes is sinking. He said the issue is something the HOA should have to repair, it is not a City issue, but he was going to schedule to have it repaired anyway.
- Volunteer List
 - If you can volunteer to help with fence building, snow removal, etc., please sign up on our volunteer sheet.

Nominations and Volunteers for Board; Voting

- Per Bylaws, we must have a minimum of 3 members for the Board.
 - Nominations for Board: Bonnie Higgins and Anissa Hatcher
 - Volunteers for Board: Lena Watts and Robert Budeau
- Secret Ballots were distributed to vote on ratification of budget and Board members
 - Majority voted to ratify budget
 - Majority voted for Bonnie, Anissa, Lena and Robert as Board

Open Forum

- Homeowner asked about crack down middle of street on east side of Royal Ct.
 - Last contact with City in January of 2011 said we were scheduled for road repair in 2016. Bonnie will call City again on this issue.
- Homeowner asked about home for sale on Sovereign Lane - gate is off of the fence, chain link fencing is in common area to the north, trailer and other items are in driveway. Concern is about safety with entry into back yard, as there were vehicle break-ins on this street around a year ago.
 - Bonnie and Anissa were going to have Heritage call the realtor in January to see if they know when the gate will be put back on, and the trailer and other items in the driveway and common area on the north side moved.
- Homeowner advised lights for the Monarch Glen entrance sign are not working.
 - Board will check into getting this repaired.

Meeting Adjourned

- Motion/Second/Meeting adjourned at 7:25 p.m. by Bonnie Higgins, Board Vice President