

## **Monarch Glen HOA Board of Directors**

### **March 8, 2012 Meeting Minutes**

**Present:** Bonnie Higgins, President  
Anissa Hatcher, Secretary  
Robert Budeau, Treasurer

**Absent:** Lena Watts, Vice President

**Next Meeting:** May 10, 2012, 4:30 p.m.  
3002 Royal Ct

### **Meeting Called to Order**

4:35 p.m.

### **Approval of Minutes from January 11, 2012**

Motion/Second/Approved and Adopted

### **Approval of January and February Financials**

Motion/Second/Approved and Adopted

### **Financials**

#### **January**

- No issues

#### **February**

- There was a bill from Town of Palisade sent with our reports. Anissa contacted Heritage to make sure this was not, and will not, be paid from our account.

#### **Collection Accounts**

- The two accounts in collections have been pulled for lack of collectability

#### **2012 Dues**

- Accounts are 30 days past due as of March 1, 2012. Interest has started to accrue.
- Heritage mailed past due statements and letters March 8, 2012 to Homeowners who have not paid, or have not paid in full.

#### **Transfers to Money Market Account**

- Once the majority of 2012 Dues payments are in, we will transfer the budgeted \$1500.00 to the money market account.
- We will also transfer what remained in the business account at the end of 2011, \$1975.60, to the money market account.
- Robert suggested transferring more to the money market account for the interest earnings potential, and leaving just enough in the business account to operate for the year.

### **Old Business**

#### **Liens**

- None filed
- None released

#### **Pond Area**

- Drainage
  - Bonnie asked Heritage to get quotes for digging out the pond. She has not received anything as of yet and will follow up.
  - We need to push Heritage to get quotes; water will be coming on in Mid-April, and the digging needs to be done prior to that.
  - After digging, the bottom of the pond will need to be reseeded as well.
- Fence
  - Once pond has been dug out, fence will be stained/painted.

#### **January Compliance Issues**

- Two trailer issues were resolved without needing to contact the Homeowners

## **New Business**

### **March Compliance Walkthrough**

- No issues

### **Monarch Glen Entrance Sign**

- Anissa contacted Heritage to get quotes to have the lights repaired
- Only quote Heritage has obtained so far is from Fisher Electric for \$325 to pipe and install a weatherproof post light with 24 hour programmable timer.
  - Issue with existing lights: mainly that it is a 12v system, which is basically a homeowner grade garden light. Parts are flimsy, wiring is exposed above ground, and transformer has been lying on the ground and is most likely corroded inside.
- Anissa will ask Heritage if the \$85 we paid to Fisher Electric for troubleshooting the existing lights will be rebated if we use them to replace the lights.
- Anissa will contact Heritage to get two additional quotes, if they are at no charge.
- Don Watts also looked at the lighting and agreed with the findings from Fisher Electric. He also posed the question; do we need to have a lighted sign?
  - Robert felt a lighted sign is good for the appearance of the neighborhood.

### **Irrigation**

- Water will be coming in about mid-April
- Robert mentioned his angle gate valve is leaking and needs to be replaced.
  - This is the point on irrigation lines that is HOA responsibility, so we will reimburse, or pay, to have it repaired.

### **Spring Newsletter**

- Anissa will draft a spring newsletter to go out
  - Ask Homeowners who use irrigation to check the angle gate valve on the lines coming above ground; if they are cracked or leaking, HOA will replace the valve for them.
  - Make sure valves are turned off before irrigation water is turned on to the neighborhood
  - Announce Board members
  - General reminders about trash container storage, trailers, etc.

### **Bank Signature Cards**

- Need to have Heritage set up a time with the bank to have Bonnie, Lena and Robert sign new cards.

### **Homeowner Complaint**

- New Homeowner at 630 Sovereign called Don Watts complaining about the common area to the North of his home being a mess with leaves and wanted the Board to directly clean the area up. Don told Homeowner he is no longer on the Board, and he needed to call Heritage. Don called Bonnie to let her know of the phone call.
- Bonnie called Heritage to ask if they heard from the Homeowner, and Heritage did receive a call. The Homeowner expressed to Heritage how dissatisfied they are with the appearance of the common area, and with the Board in general (they own another home in the neighborhood as well).
  - Heritage explained our landscaper is contracted to do a spring cleanup; they are not contracted to do landscape work in the winter months.
  - Homeowner suggested to Heritage they would call someone out to clean up the area. Heritage strongly discouraged the Homeowner, explaining if the Board did not request the service the Homeowner would be responsible for payment.
  - Bonnie asked Heritage what action or follow-up the Homeowner wanted from the Board, and Heritage felt the Homeowner just wanted to be heard, and they did not request any follow-up from the Board.

### **Rental Homes in the Neighborhood**

- Robert asked if Heritage has copies of rental agreements for the homes in the neighborhood that are rentals. This is required per our CC&R's.
  - Anissa will contact Heritage and have them follow up on this.

## **Open Floor**

No issues to discuss

## **Meeting Adjourned**

### **Motion/Second/Pass**

- Adjourned at 5:30 p.m.