

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

### **May 10, 2012 Meeting Minutes**

Present: Bonnie Higgins, President  
Lena Watts, Vice President  
Robert Budeau, Treasurer  
Anissa Hatcher, Secretary

Next Meeting: Tentative for July 12, 2012, 4:30 p.m.  
3002 Royal Ct

### **Meeting Called to Order**

4:32 p.m.

### **Approval of Minutes from March 8, 2012**

Motion/Second/Approved and Adopted

### **Approval of March and April Financials**

Motion/Second/Approved and Adopted

### **Financials**

#### **March**

- No issues

#### **April**

- Fisher Electric did not reimburse the \$85.00 we paid in February for troubleshooting. Bonnie called Heritage and David contacted Fisher Electric—they will issue a check for reimbursement in the next few weeks.

#### **Collection Accounts**

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

#### **2012 Dues**

- Accounts are 90 days past due as of April 30, 2012. Interest continues to accrue.
- Heritage mailed 60 days past due statements and letters April 13, 2012 to Homeowners.
- Anissa asked Heritage to mail 90 days past due and intent to lien or pursue further collections letter to remaining unpaid accounts. Heritage will mail these letters on May 11, 2012.

#### **Transfer to Money Market Account**

- The majority of 2012 Dues have been paid, so we need to transfer the budgeted \$1500.00 to the money market account.

### **Old Business**

#### **Liens**

- None filed
- Two released

#### **Pond Area**

- Dig out, installation of rip rap, and hydro seeding was completed by Painted Desert Landscaping, LLC.
  - Contract for Painted Desert to complete this work was signed and approved by Board in April for \$3955.00.
- A temporary fence was also put in place to prevent access to the pond area while hydro seed is germinating.
- Grass is starting to come in; there are a few dry spots where sprinklers may not be hitting all areas or we may not be watering long enough.

#### **2012 Landscape Contract**

- Signed with Craig at High Performance Lawn Care

#### **Bank Signature Cards**

- Bonnie, Lena and Robert have signed new cards

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

- Heritage does not have copies of rental agreements for the homes in the neighborhood. There is no requirement for this in our CC&R's.

#### **March/April Compliance Issues**

- No issues

## **New Business**

### **May Compliance Walkthrough**

- One trailer parked in driveway.
  - The homeowners have been working on a project. We will monitor it, if it stays for another week or two we will send a reminder letter.
- City recently sent out a reminder about weeds. We will watch any homes with issues, and if weeds are not taken care of we will send a letter or call City Weed Abatement for enforcement.

### **Pond Area**

- Fence—HOA will have the fence around the pond area painted or stained this fall.

### **Entrance Sign Lighting**

- Fisher Electric replaced the lighting at the entrance sign, and Bonnie has noticed it is not working. Bonnie has asked David to have Fisher come back out.
  - Fisher will be out to check into it, even if they need to be out at night. We will not be charged for them coming out to troubleshoot and fix the issue.

### **Approval of Bills Prior to Heritage Issuing Checks**

- Board would like to have Heritage send a copy of any invoice that is not a regular monthly payment prior to issuing payment for any such invoice.
  - Board would like to verify these bills to ensure there are no discrepancies between bids and billing once the work has been completed.
- Bonnie will call Heritage and ask if they would like a meeting with us, or if they can start this practice right away.

### **Homeowner Complaints**

- A Homeowner sent an email to the HOA email account requesting we remind the occupants at 629 Monarch Glen Loop that trash cans are to be out on service days only. The complainant says the occupants at 629 have been putting their trash containers out on Wednesday mornings.
  - Anissa will respond to the complainant advising we will monitor the situation, and if it becomes a recurring issue we will address it.

## **Open Floor**

No issues to discuss

## **Meeting Adjourned**

Motion/Second/Pass

- Adjourned at 5:30 p.m.