

Monarch Glen HOA Board of Directors

August 1, 2012 Meeting Minutes

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

Next Meeting: October 10, 4:30 p.m.
3002 Royal Ct

Meeting Called to Order

4:36 p.m.

Approval of Minutes from May 10, 2012

Motion/Second/Approved and Adopted

- Refund check from Fisher Electric for \$85 was received.

Approval of May and June Financials

Motion/Second/Approved and Adopted

Financials

May

- No issues

June

- Owner Summary report is missing 3019 Royal. We need to make sure it gets put back on the reports. Dues are paid.

2012 Dues

- Accounts are 180 days past due as of July 29, 2012. Interest continues to accrue.
- Heritage mailed 90 Days Past Due and Intent to Lien or Pursue Further Collections letters to remaining unpaid accounts on May 11, 2012.
- We still have two Homeowners who have not paid dues. They did receive the intent to lien letter.
 - We will file Liens, make sure finance charges continue to accrue, and any charges for filing and releasing the Liens will be added to Homeowner accounts, and a past due statement will be mailed out.
- Need to have Heritage verify Liens are still in place for the other two past due accounts.

Old Business

Liens

- No new liens filed
- No old liens released (there are two)

Pond Area

- Temporary fence has been removed and picked up.
- Staining of the smaller fencing on the East and West side of the ponds needs to be done this fall. Robert is going to get a quote for this work.
- The home behind the pond has new owners who have really been cleaning up the back yard. Lena is going to have Heritage send them a letter about possibility of working together if that Homeowner is going to replace the fence.

Monarch Glen Entrance Sign Lighting

- Lighting is working fine since adjustments were made.

Lock on HOA Irrigation System Timer

- Bonnie has not had a chance to see if the lock has been replaced.

Irrigation Issues

- Palisade Irrigation District issue with HOA using more water than we are allotted was resolved.
- Notices were placed on Homeowners doors about the issue, and to remind everyone to use our water wisely.

May, June, July Compliance Issues

- Letters were sent in June for two trailer issues, and one issue with building materials being stored in a driveway
 - Trailer issues were taken care of
 - July 16, 2012, Heritage sent a Second Notice to the Homeowner with building materials in the driveway advising 15 days to comply or fines will be assessed. Homeowner is getting the materials moved.

New Business

August Compliance Walkthrough

- No major issues have been noticed by anyone while coming or going.

Homeowner Complaints

- Homeowner complaint about bright lights, loud noise late at night at 629 Monarch Glen Loop
 - No other neighbors are complaining;
 - Board feels this should be handled in a neighborly fashion, with the complainant addressing the neighbor and asking for cooperation in keeping lights off and noise down;
 - If the noise is for parties, etc., complainant should contact police.
- Homeowner complaint about trash and weeds in common area at Monarch Glen Loop
 - Bonnie will call Craig at High Performance to have him see what they can do about the weeds.
 - If the complainant sees trash being left in the area after people use it, they need to approach the persons, or parents, of those leaving trash behind.
- Homeowner complaint about mailboxes in front of pond area getting wet inside
 - Bonnie will call Craig at High Performance to have him check and adjust the sprinklers so they aren't hitting the mailboxes.

Architectural Committee

Plans were submitted by 627 Monarch Glen Loop for a storage shed in the back yard.

- Board approved plans

Open Floor

No issues to discuss

Meeting Adjourned

Motion/Second/Pass

- Adjourned at 5:25 p.m.