

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

### **October 10, 2012 Meeting Minutes**

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

Absent: Robert Budeau, Treasurer

Next Meeting: October 29<sup>th</sup>, 4:30 p.m.  
3002 Royal Ct

### **Meeting Called to Order**

4:14 p.m.

### **Approval of Minutes from August 1, 2012**

Motion/Second/Approved and Adopted

### **Financials**

#### **July**

- No issues

#### **August**

- A lien was placed against a Homeowner whose Dues have been paid in full for several months. Board did not request a lien be filed against this Homeowner. Anissa will contact Heritage.
- A Homeowner with a lien against their property for unpaid Dues sent payment for late fees and lien filing fees; does Heritage know why they didn't pay the unpaid Dues? Anissa will contact Heritage.
- Heritage has filed liens and added their fees and lien filing fees to two Homeowners for unpaid 2012 Dues, per direction from the Board.

#### **2012 Dues**

- Accounts are 240 days past due as of September 27, 2012. Interest continues to accrue.
- Heritage filed liens against two Homeowners who have not paid 2012 dues, and mailed past due statements to these Homeowners.
- Heritage has verified liens are still in place for the other two past due accounts.

### **Approval of July and August Financials**

July - Motion/Second/Approved and Adopted

August - Not approved until above questions are answered by Heritage

### **Old Business**

#### **Liens**

- Two filed (by Heritage)
- None released
  - We did have an email inquiry from a bank regarding one of the old liens, as to whether the balance had been paid and the lien released. Anissa referred them to Heritage for the unpaid balance, and advised the lien is still in place.

#### **Pond Area**

- Fence Staining – Lena will have Heritage send a letter to the two Homeowners behind the pond asking if we can stain the side of their fences that face our pond.
- Bonnie will have Robert revisit the quote for staining. Need to add the length of the back fence at the pond, and the fence by the sprinkler system timer. Will also need to request the staining be rolled, not sprayed, to avoid any possible liability issues for property damaged by overspray.

#### High Performance Landscaping

- Replaced the lock on HOA Irrigation System Timer;
- Was asked to, and did, check on weeds in common area near Monarch Glen Loop;
- Adjusted sprinklers near pond area, as water was getting into mailboxes. Homeowner who noted the issue has confirmed it is no longer a problem.

#### Irrigation Issues

- There was an issue with a sticking valve with the HOA pump. Russ with RDR Property Services repaired the problem.

#### New Business

##### October Compliance Walkthrough

- Bonnie spoke to new renters at 3004 Royal Ct. about storing their trash containers behind the fence.
- No other issues were noted.

#### 2013 Annual Meeting

- Need to have Heritage start preparing the 2013 Budget;
- Dues should not need to be raised;
- No new expenses or major changes in expenses expected.
- Anissa will contact Heritage to:
  - start preparing 2013 Budget
  - contact School District to book a room for our Annual Meeting at Fruitvale Elementary on Saturday, Dec. 1st, 11:00am. Will also have them book a room for December 17<sup>th</sup> and January 5<sup>th</sup>, in the event a quorum is not present at the first meeting.
- Anissa will check CC&R's and Bylaws to determine how much notice is required to be given to Homeowners for a second meeting if the first meeting is adjourned due to no quorum.

#### Homeowner Suggestions

- A Homeowner approached Bonnie about painting red on the sidewalks in front of the firehydrants to discourage people from parking in front of them.
  - Board wishes to table this issue for the 2013 Board to address.

#### Architectural Committee

No new or revised plans submitted

#### Open Floor

No issues to discuss

#### Meeting Adjourned

Motion/Second/Pass

- Adjourned at 5:17 p.m.