

Monarch Glen HOA Board of Directors

January 9, 2013 Meeting Minutes

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

Next Meeting: 2013 Annual Meeting, January 12, 2013, 10AM, Crossroads United Methodist Church

Meeting Called to Order

4:35 p.m.

Approval of Minutes from October 29, 2012

Motion/Second/Approved and Adopted

Financials

October

- No Issues

November

- No Issues

December

- A partial payment from a past due Homeowner, who had a lien against the property, was received. Heritage took the lien off this property, per a letter from the Bank who holds title. The lien should not have been released as the account is not paid in full. The Board will ask Heritage to place the lien again, with the balance of \$542.50 as the unpaid amount. Board feels Heritage should absorb the cost of refiling the lien, as the Board did not request the lien to be released.

2012 Dues

- Accounts are 330 days past due as of December 26, 2012. Interest continues to accrue.

Approval of October and November Financials

October

Motion/Second/Approved and Adopted

November

Motion/Second/Approved and Adopted

December

Motion/Second/Approved and Adopted

Old Business

Liens

- None filed
- None released

Fence Staining in Pond Area

- Shannon's Painting - Came out in November and power washed the fence, however, due to the sudden cold temperatures, were not able to complete the painting. The owner is contacting Bonnie weekly; when the weather warms up, they will be back and will power wash again and complete the painting. This will be done at no extra charge. Bid received for the power wash and painting is \$1950.00.
- Bonnie will continue to work with the contractor through the spring until the fence is completed.

New Business

Compliance Walkthrough

- No issues noted

Landscaping Bids for 2013

- Board is going to table voting on a Landscape contract for now.
- At the Annual Meeting, if we have a new Board, they can vote on the new Landscaping. If there is no new Board, this Board will reconvene and vote on a contract.
 - Painted Desert Landscaping provided bid for \$4085 for 2013 Landscaping. Does not include hedging bushes twice a year, sprinkler winterization, and clean up along 30 Road.
 - Corona Lawn Care LLC provided bid for \$4500 for 2013 Landscaping. Does not include hedging bushes twice a year and clean up along 30 Road.
 - High Performance sent a renewal for 2013 with no rate increase for a total of \$4380.

2013 Annual Meeting

- Review 2012 Minutes
- Receive nominations for Board
- Voting for Board

Managment Company

- We as a Board have concerns with Heritage and how things are being communicated to us.
 - We aren't getting montly reports on what bills are up for payment prior to them being paid;
 - We aren't getting a break down of mailing, postage, and other miscellaneous expenses;
 - Recently a Homeowner with unpaid dues made a partial payment, and the lien was released and should not have been. We were not sent any communication about how much was paid, or asked about release of the lien;
 - We have concerns about how transactions are being posted.
 - Example: Posting of 2013 HOA Dues have been added to December 2012 financials, so it appears we still have receivables for 2012.
- Anissa suggested a meeting with Heritage to communicate our expectations as the Board of this HOA.
 - We need to communicate to any Management Company that, as an active Board, we expect communication from the Management Company and do not want bills paid, liens released, and other financial matters done in a "rubber stamp" method.
- Bonnie suggested, depending on outcome of attendance at Annual Meeting and new Board, they may want to get bids for Management Companies, and upon receiving bids, sit down with them and lay out what our expectations of them are as a Board.

Architectural Committee

No new or revised plans submitted

Open Floor

No issues to discuss

Meeting Adjourned

Motion/Second/Pass

- Adjourned at 6:05 p.m.