

Monarch Glen 2013 HOA Annual Meeting Minutes

February 12, 2013

Board Members Present: Bonnie Higgins, President
Lena Watts, Vice President
Robert Budeau, Treasurer (left early for another commitment)
Anissa Hatcher, Secretary

Heritage HOA Management: Debi Caldwell, Owner/Managing Broker
David Caldwell, Owner/General Manager

Call Meeting to Order

- Called to order at 6:31 p.m. by Bonnie Higgins, President
 - First meeting held on January 12, 2013, was adjourned with no Business discussed as a Quorum was not represented.

Establish Quorum

- Because there was not a Quorum represented at the first meeting, Quorum requirements are now one-half of the required 43 and 22 Properties must be represented (Covenants, Conditions, and Restrictions, Article IV, Section 5).
- 22 Properties represented; Quorum established (Heritage holds sign-in sheets for those present and proxies received).
 - 7 Homeowners Present
 - 15 Valid Proxies
 - Thank you to all Homeowners who were able to attend, and to those who turned in a Proxy

Approval of Minutes from 2012 Annual Meeting

- Motion/Second/Approved and Adopted

Presentation of 2013 Budget and Voting to Ratify

- Dues were not raised for 2012
- No Major Budget Changes
- Motion/Second/Approved and Ratified

Old Business

- Drainage pond was dug-out and hydro-seeded in 2012.
- Entrance sign lighting was redone in 2012 and now works properly.
- There were issues over the summer of 2012 with Palisade Irrigation indicating our subdivision was using more than our allotted amount of water. Toward the end of the year a leak at the HOA pump was discovered, and we feel this may have been this issue. The leak has been repaired and will continue to be monitored.
 - Palisade Irrigation also stated there will be a new lock-out valve placed on their main valve that feeds our HOA to prevent tampering.
- Fence staining at the drainage pond
 - Shannon's Painting - Came out in November 2012 and power washed the fence, however, due to the sudden cold temperatures, were not able to complete the painting. The owner of Shannon's Painting continues to contact Bonnie on the status of the painting; when the weather warms up, they will be back and will power wash again and complete the painting.
 - Bonnie will continue to work with the contractor through the spring until the painting is completed.

- Street drain in front of the pond near the mailboxes was looked at by City Drainage representative Tom McGee in 2011. According to Mr. McGee it was not a City responsibility to repair, however, he thought he may be able to have it fixed. No update has been received since that conversation, and the repair has not taken place.

New Business

- Board Resignations
 - Bonnie Higgins, President, will be resigning effective upon adjournment of this meeting
 - Anissa Hatcher, Secretary, will be resigning effective upon adjournment of this meeting
- Items for 2013 Board of Directors to address:
 - The new Board will need to convene before April 1, 2013, to vote on landscaping bids for 2013/2014
 - Outgoing President, Bonnie Higgins, strongly recommends continuing with High Performance Lawn Care. They have done an outstanding job with our landscaping, have often gone above and beyond their scope of work to accommodate our needs, and have not raised our rates for the past two years.
 - A Homeowner requests the Board look into having red paint applied to sidewalks/streets in front of fire-hydrants in the neighborhood.
 - A Homeowner requests the cracks in the street on the East side of Royal Court be addressed again with the City.
 - The City has told us for the past two years the streets aren't scheduled to be repaired until 2016. New Board should place another follow-up call to the City about this issue.
- Neighborhood watch
 - We have a Homeowner who would like to help organize a neighborhood watch, but needs volunteers to keep it going. She is moving in the spring, and wishes to not spend the many hours and effort required to get it started if no one will volunteer to keep it going.
 - If anyone is interested in helping organize and run the neighborhood watch, please contact a Board member or Heritage.

Volunteers and Nominations for Board of Directors; Voting

- Per Bylaws, we must have a minimum of 3 members for the Board
 - Volunteers
 - Barbara Paulson
 - Robert Budeau
 - Lena Watts
 - Nominations
 - Chris Fenton
 - Layla Stone
 - Motion to accept volunteers and nominations (contingent upon those absent accepting) /Second/None Opposed, volunteers and nominees voted in

Open Forum

- No issues to discuss

Adjournment of Meeting

Motion/Second/Pass

- Adjourned at 6:56 p.m. by Bonnie Higgins, President