

**Monarch Estates HOA  
Board of Directors Meeting  
March 14, 2017**

The Monarch Estates Board of Directors meeting was called to order by Vice President Paul Hubble at 6:00 pm. Also present was Treasurer Kelly Stalcup, Member at Large, Ray Gilmore and David Whelan. President Ron Rogers was not present.

**Homeowner Forum:** Stephen Pabst, Martin May, Matthew Bugno, Joseph and Robin Byrne, Cynthia Gilmore, Mary Anne Hubble, Craig Lam, Lori Strnad were in attendance.

It came to the attention of one board member that homeowners were posting discussions on NextDoor regarding disbanding the HOA. There were several postings. One board member who joined NextDoor posted to attend board meetings and that they should direct concerns regarding the business of the HOA with the Board and Management as social media is not the best source for accurate information. The board understands that Next Door is a private social network to help keep neighboring communities aware of what's going on in their neighborhood—whether it's finding a last-minute babysitter, learning about an upcoming block party, or hearing about a rash of car break-ins. The social network is not meant to be the source of communication regarding the business operations of the HOA. Management stated that the Board would have rather had an open discussion with the homeowners so that correct information would be presented. Not all the Board members or management follow Next Door so how could they properly research the from information?

Management provided a copy of the legal opinion from the law offices of HidmanSanchez. In order for a community to be exempt from Colorado Common Interest Ownership Act; 67% of the owners would need to vote for exception with the guidance of an attorney at their rates. There would be no dues assessments for the HOA and volunteers would have to take on the landscape of the common areas. There would be no architectural process. Property values could decrease without covenant enforcement.. The bills won't get paid, no common area well be maintained, none of the association obligations will be met, and there are bound to be ramifications. Terminating the covenants and dissolving the corporate entity is not an easy, fast, or inexpensive process. Governmental approvals may also be necessary. The common elements would need to find another entity willing to take ownership and responsibilities for the common areas and typically governmental entities are unwilling to do this since it is just more expense and liability. If anyone tries to sell or refinance and the bank or lender seeks information, there will be no response, and that will likely adversely affect the sale or refinance. An attorney would need to be paid to help settle any debts, dispose of assets debts, dispose of assets belonging to the HOA, and file the necessary documentation with the Secretary of State.

Furthermore, the Board had requested representatives from the Town of Firestone to attend the board meeting to discuss what the town would enforce if there were no HOA. Town Trustee John Damsma, Community Service Officer Michelle Powers, and Communications Liaison Nick Toberman attended.

Nick Toberman stated that the Final Development Plan legally binds the HOA to maintain common area elements. Tax liens could be imposed if the requirements are not met. The town owns the greenbelt on Monarch, however the HOA must water the green belt. The town would not send letters to homeowners for dead grass but would for tall weeds. They would send letters for

abandoned vehicles if parked in street but not driveways. They would not send letters to paint a home or change a purple colored home. The town would not remove snow from sidewalks. The town representatives thanked the Board for inviting them into discussions and asked the HOA to continue to reach out to them for assistance.

### **Board Discussion:**

#### **Minutes**

A motion was made, seconded and unanimously carried to approve the January 21, 2017 meeting minutes. The motion passed unanimously.

#### **Financials**

A motion was made, seconded and unanimously carried to accept the January financials. The motion passed unanimously.

#### **Repairs**

The Board approved to the rusted mail box posts painted and benches bolted. Rock was added to the Outlot C at approximate cost of \$300.

#### **Homeowner Comments**

Homeowners would like to see the cost of water in 2016 at \$30,000 reduced by reducing water. Homeowners agreed to have social events and better communications. A newsletter will be sent and requests for all to share their email address. The homeowners discussed chickens understanding that although the town permits them the HOA covenants trump the town ordinance and that to change them would require a 67% vote for approval of chickens, Homeowners discussed having one trash hauler as there may be a better rate. A homeowner had requested to have bees on the outlot. The board agreed due to liability and the covenants that the bees would not be permitted on the outlot.

#### **Monarch Estates Butterfly Social Committee**

The board agreed to a new committee to help the HOA homeowners to connect and feel welcomed. Mary Anne Hubble, Cynthia Gilmore and Robin Byrne volunteered to serve.

#### **Next Meeting**

The next meeting will be April 13, 2017 at 6:00 p.m.

**There being no further business to come before the Board, the meeting adjourned at 8:00 pm**

**Respectfully submitted,  
Becky Stewart, CMCA**