

**Monarch Estates HOA  
Board of Directors Meeting  
April 13, 2017**

The Monarch Estates Board of Directors meeting was called to order by Vice President Paul Hubble at 6:00 pm. Also present was Member at Large, Ray Gilmore and David Whelan. President Ron Rogers and Treasurer Kelly Stalcup were absent.

**Homeowner Forum:** Stephen Pabst, Martin May, Robin Byrne, Cynthia Gilmore, Mary Anne Hubble, Craig Lam, Janelle Lende, Rick Hocking, Diane Keathley, and Tenica DeLuke were in attendance.

A homeowner stated that the complaint about dog droppings on front yards maybe from foxes or coyotes.

Homeowners reported that the vacant home on Autumn back yard is very dry and maybe a fire hazard. The Board stated that home has been vacant for a year and the collection attorney has not been able to locate the owners. The Board requested Management to contact the town for assistance.

A homeowner mentioned the poll on Facebook regarding the best choice for the time for Board meeting so that more homeowners can attend. he Board will monitor the poll results and look for another meeting place as the library closes at 8 pm. One owner mentioned having the meeting in a cul-de-sac in the summer and another to start the board meetings at 6:30 p.m.

A homeowner is concerned with the new development at Lexington because their Final Development Plan shows Monarch's Estates park with sidewalks connecting from their HOA into Monarch Estates. The greenbelt is owned by the town, however the HOA is required to water the lawn, keep the lawn clean and well maintained as well as sidewalks. The Board requested Management to contact the city planner to inquire about their plan and intentions.

A homeowner inquired about the recent mention of dissolving the HOA. The Board agreed that they would not pursue dissolving the HOA after review from legal counsel and that it would take 67% of the owners to vote for exception. This matter was discussed at length at the March meeting.

**Chris Dageenaki – Custom Lawns**

Chris Dageenaki attended the meeting to discuss the Spring start up. Chris stated that that new irrigation controllers should be with replaced with built in water savings features to help reduce water. The current rain sensors are not operating correctly and some valves are watering native areas that should be capped.

**Monarch Estates Butterflies Social Committee**

Paul Hubble introduced the new social committee Mary Ann Hubble, Cynthia Gilmore, Robin Byrne and Janelle Lende.

Mary Ann Hubble requested the Board to approve giving new homeowners a welcome basket at the cost of \$23 each. A sample basket with cookies, lotions, local magazines, and a plant was presented. The social committee provided a card with a butterfly that lists upcoming events. They

would like to have approval for a garage sale with a BBQ on June 3<sup>rd</sup>. The Board was pleased with the basket and planning a social event.

A motion was made, seconded and unanimously carried to approve a \$500 expenditure for the year for the social committee for baskets and BBQ food of hamburgers and hot dogs .

The Monarch Estates Butterflies Social Committee will be handing out the event card to each homeowner to help gain support of the homeowners for social events and to join the Monarch Estates Facebook page.

### **Board Discussion:**

#### **Minutes**

A motion was made, seconded and unanimously carried to approve the March 14, 2017 meeting minutes as corrected. The motion passed unanimously.

#### **Financials**

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

Management stated that the Reserve Study reflects the 4 controllers were to be replaced in 2016 and the funds are available in the reserve savings account.

#### **Maintaining the Greenbelt**

The Board requested bids from Custom Lawns for new irrigation as needed to save on water costs and to cap valves that irrigate native grasses.

#### **Restricting Access of Outlot C**

It has come to the attention of the Board that there has been damage to the sidewalk at the open area that was recently rocked at 4946 Sandy Ridge. There is a gate at the NW section on Outlot C and where the trucks for the oil well are supposed to use for access. Bob Breshahan with Cretstone Peak stated it may be from Anadarko who is doing pipeline work in the area. . They sent an aerial of the well and agreed upon access.

The Board is considering blocking access at the SW due to vehicle access that maybe from owners driving trailers behind their homes.

#### **Covenant Controlled HOA Sign**

The board requested a bid for signage for the monuments signs that would post the Community is Covenant Controlled.

#### **Architectural Guidelines**

The architectural guidelines need to be updated with current management phone # and solar panels are allowed per CO statue on the roof or side of home as long as the homeowner provided a permit.

#### **Newsletter**

Management to draft a newsletter and include the new magnets.

**Quorum of 50% required for Annual Meeting**

The Board agreed to not spend the monies for a draft amendment vote of the membership to reduce quorum to 20 % as the ByLaws give the Board the option to reconvene the annual meeting to the next month and reduce quorum requirements to 25%.at the reconvened meeting. The Board hope for a successful annual meeting in November with a 50 % quorum, however, they know this has never happened in many years so they plan to meet in November and December to elect board members.

**Educational**

Ray Gilmore attended the seminar at the law offices of Hidman-Sanchez held in Fort Collins to discuss the basics of being a board member. The Board members are interested in joining Ray at the next seminar.

**Edging**

The homeowners that having deteriorated edging that is a safety concern will be sent a letter to remove the edging.

**Next Meeting**

The next meeting will be the May 9, 2017 at 6:30 p.m.

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

**Respectfully submitted,  
Becky Stewart, CMCA**