

**MONARCH ESTATES HOMEOWNERS ASSOCIATION
OPEN FORUM DISCUSSION
NOVEMBER 10, 2016
DRAFT COPY**

MEMBERS PRESENT

P.P.S. STAFF PRESENT

See Sign-In Sheet

Becky Stewart – Community Manager

16 in person 9 by proxy

CALL TO ORDER

The November 10, 2016 annual meeting was not conducted due lack of quorum in person or by proxy.

OPEN DISCUSSION 6:00 p.m.

Introduction

Community Manager Becky Stewart introduced herself and the board members, Ron Rogers Kelly Stalcup, Ray Gilmore and Paul Hubble. Becky Stewart explained that over the past years the board members have not been elected by the members to serve because the 50% required quorum has not been met. The HOA would need to send an amendment to the bylaws for a vote to reduce the quorum requirement to 20% so that the board members are duly elected.

President Report

Ron Rogers thanked the homeowners for attending the meeting. Ron stated that the board has approved two new benches for the park, rock hardscape along the new fence on Sandy Ridge. Furthermore, a reserve study was conducted and the HOA is 40% funded and will be allocating funds to reserve savings for irrigation, monument, fencing, and landscape.

Ron reported that the budget was approved by the board with a \$3.00 increase due to increase in water costs, management and saving for future replacement and improvements. He stated that the board has worked hard to keep costs down and that water is the greatest expense.

Budget

A motion was made and seconded to ratify the Budget as presented to the membership showing actual income and expenses through October 31, 2016 and expected income and expense for 2017 with a \$3.00 per home, per month increase in dues . Motion passed unanimously. There is currently \$10,061 in savings and \$6,603 in checking. A transfer of \$2,818 per 2016 budget will be transferred from the checking to savings at the end of 2016 and an additional \$3,383 is projected per the approved 2017 budget.

Board of Directors

Becky Stewart with Poudre Property Services asked if anyone wanted to serve on the board. Ron Rogers, Kelly Stalcup, Ray Gilmore and Paul Hubble volunteered to serve on the board.

Ron Rogers opened the meeting to the members to any questions or comments. Homeowners were interested in what the city has planned for completing sidewalks from common areas to city sidewalks. Management to notify the city of those areas that should be completed. Homeowners asked about the vacant property that needs landscape maintenance. Management stated the account is with collection attorney pursuing collection

for the debt and that they are responsible to pay dues and fines. Homeowners asked about their street not being plowed. The HOA contract is for sidewalks and not cul-de-sac areas that the city should be plowing. The homeowners understand that the HOA' snow contract is a set fee. The board explained for budget purposes they wanted a set fee. An homeowner inquired about how many times the snow crew plows during the snow storms. Management to ask Courtesy Lawn Care how records are kept for their visits.

An owner asked about the damage concrete on Sandy Ridge at the Outlot C. The board stated the city will not be repairing the concrete and bids will be requested.

A homeowner would like to see a playground in the community. The board stated that this request has been discussed at each annual meeting. The board has reviewed bids for dog park and playground, however, the cost is not within budget and would require a vote and special assessment.

A homeowner stated a stop sign should be installed at the Baron- Sandy Ridge exit for safety.

A homeowner asked if ice melt is used in the community as it will damage concrete. Management will ask Courtesy Lawn Care if they use ice melt and notify the owner of the response.

Homeowners thanked the board for their continued hard work and service to the HOA.

Respectively,

By:
Becky Stewart, CMCA
Becky Stewart