

**MONARCH ESTATES HOA**  
**Board of Directors Meeting Minutes**  
**February 13, 2018**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of the Monarch Estates Homeowners Association was held on February 13, 2018 at 7 Park Ave, Firestone CO.

**BOARD MEMBERS PRESENT**

Paul Hubble  
Crystal Bugno  
Janelle Lende  
Ray Gilmore

**BOARD MEMBER ABSENT**

David Whelan – provided his proxy for Crystal to vote.

**POUDRE PROPERTY SERVICES**

Becky Stewart, Community Manager

**HOMEOWNERS PRESENT**

Steven Pabst

**CALL TO ORDER**

Community Manager Becky Stewart called the meeting to order at 6:00 P.M.

**MONARCH ESTATES BUTTERFLIES SOCIAL COMMITTEE**

Ray Gilmore, liaison to the Monarch Estates Butterflies Social Committee stated there have been 2 Welcome Baskets delivered to new homeowners and 1 to be delivered. Ray stated that the committee is hoping to have another garage sale and BBQ. Cynthia, Crystal, Robin, and Janelle will help plan events for 2018.

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded to approve the October 10, 2017 Board Meeting minutes and draft of the January 9, 2018 Reconvened Annual Meeting minutes. Motion passed unanimously.**

**FINANCIAL REPORT – DECEMBER 2017**

Management provided the income and expense financial for year ending 2017. There was a transfer of \$3,484 from the operating to the savings account at the end of December for the allocation to reserves per 2017 budget. There is now \$10,277 in the savings and \$8,926 in checking.

**Be it resolved, upon motion made and seconded to approve the December 31, 2017 Financials. Motion passed unanimously**

The Board reviewed the delinquency and collection reports. The Board asked for management to contact the attorney for clarification on the actual balance to date an account that is in collection.

## **BOARD DISCUSSION:**

### **Board Member Positions**

A motion was made, seconded and unanimously carried to approve the following board member positions and terms:

President, Ray Gilmore – term expire 2020

Vice President, Paul Hubble – term expires 2020

Treasurer, David Whelan – term expires 2021

Secretary , Janelle Lende- term expires 2021

Member at Large, Crystal Bugno – term expires 2021

### **Social Media**

**Be it resolved, a motion was made, seconded and unanimously carried to deactivate Facebook. Motion passed unanimously.** The Board felt that they wanted to deactivate the Facebook Monarch Estates page because of the much-needed time for an administrator to monitor comments and update those who want to join and the social media page did not provide the HOA with sufficient positive support.

### **Parking**

A homeowner had requested that HOA to allow parking of an RV and another a boat behind the fence. The board reviewed the covenants and agreed that the current covenants do not allow parking of large RV and boats to park on the lots and would not want to change the covenants or rules and regulations to allow them to park.

**Be it resolved, a motion was made, seconded and unanimously carried to not allow parking of RV's or boats on the lots.**

### **Snow Removal Contract**

**Be it resolved, a motion was made, seconded to approve the contract with Custom Lawns to provide snow removal. The new Snow Removal Contract (Sidewalk Plowing) \$2650.00 Per Season plus an additional charge of \$165.00 per occurrence.**

### **Landscape Contract**

**Be it resolved, a motion was made, seconded to approve the contract with Custom Lawns to provide landscape, mowing/trimming, aeration, weed control, sprinkler set up , blow up , turn on and lawn dethatching at the cost of \$14,285 with a two year contract. The motion passed unanimously.**

### **Trash Service**

The board reviewed the legal opinion regarding the HOA contracting with a trash hauler and paying for the homeowner's trash and reviewed bids. The covenants do not mention trash hauling provisions. The Board would like to poll the community for owner input before making any decision to pay for the trash and increase the budget to pay for the service.

**Monument Lighting**

The monument lighting was installed in 2003 and is not working satisfactorily with old fixtures and damage from traffic. The monuments are not well lit. Management provided a catalog of upgraded fixtures and a bid to replace lighting at both monument lights. The Board tabled a decision for further review.

**Irrigation**

DJ with Sticks and Stones Landscape obtained the blue prints from the city of the irrigation system and will be meeting with Paul and Chris with Custom Lawns to provide the cost to upgrade the irrigation for water conservation.

**Oil & Gas Line**

Ray Gilmore has been researching for information on the gas line and oil well. It is an active, producing gas well operated by Crestone Resources. We still don't have the information we are seeking regarding the exact status of the flowlines from this well. This data has been requested.

**Next Meeting**

The next meeting will be March 13, 2018.

**There being no further business to come before the Board, the meeting adjourned at 7:20 p.m.**

**Respectfully submitted,  
Becky Stewart, CMCA , CAM**