

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

**NOTICE OF MEETING**

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

**BOARD MEMBERS PRESENT**

President, Ray Gilmore	2020
Vice President, Paul Hubble	2020
Treasurer, David Whelan	2021
Secretary, Janelle Lende	2021

**BOARD MEMBER ABSENT**

Member at Large, Crystal Bugno	2021
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**POUDRE PROPERTY SERVICES**

Becky Stewart, Community Manager

**HOMEOWNERS PRESENT**

Tucker & Kelly Palmer

**CALL TO ORDER**

President Ray Gilmore called the meeting to order at 6:00 P.M.

**LIGHTING AND IRRIGATION PRESENTATION**

David La Voy with Sticks and Stones Landscape and LED Landscape Lighting attended the board meeting to present pictures of the existing lighting and new upgraded lighting materials with a proposal. The two entrances monument lighting was installed in 2003 and is not working satisfactorily with old fixtures that do not provide brighter lighting with different color options and the wiring above ground wiring becomes damaged from traffic and weather elements.

David LaVoy provided samples of better efficient irrigation heads and nozzles. David provided the blue prints from the city of the irrigation system and offered to meet at the site to provide a proposal to upgrade the irrigation and save costs on water. David stated the city reported they did a water audit of the park area; however, management had contacted the city and they said they had not. Ray will find out if an audit was completed. The board thanked David LaVoy for attending and will take his proposal under advisement.

**HOMEOWNER FORUM**

Tucker Palmer asked about anyone having problems with low water pressure. The board had none. The board stated the town should be aware of anyone having low water pressure. Janelle Lende reported that she was able to register with Aqua Hawk for the HOA so that the Board can monitor water usage timelier than when a water bill is received. A repair to irrigation promptly will save water costs.

## **SECRETARY REPORT**

**Be it resolved, upon motion made and seconded to approve the February 13, 2018 board meeting minutes as corrected. Motion passed unanimously.**

## **FINANCIAL REPORT – January 2018**

Management reported there is \$21, 783 in the checking account and \$10,918 in the savings account.

**Be it resolved, upon motion made and seconded to approve the February 28, 2018**

**Financials. Motion passed unanimously**

The Board reviewed the delinquency and collection reports. The board agreed to send delinquent account to collection firm Cornerstone as no payment was received after demand letter was sent.

## **BOARD DISCUSSION:**

### **Lighting**

The board requested two additional bids for the monument lighting. The reserve study projected new lighting to be replaced in 6 years at the cost of \$5,200. At the time the reserve study was completed at the site they had not turned on the lights.

### **Irrigation Meeting with Custom Lawns**

Ray , Janelle and Paul met with Custom Lawns regarding water savings this year. Chris will be meeting with the Hunter representative of the manufacturer of the new controller. They will meet to check the controller and set up times in the zones to help save water costs.

### **Godding Hallow Ditch at Easement**

Custom Lawn was request to submit a bid to week wak the weeds.

### **Outlot C - Trespassing**

Ray Gilmore met with Farmer Mike regarding installing a fence to prohibit vehicles from driving over the rocks at Outlot C. The gas company will need to be on site.

**Be it resolved, a motion was made, seconded to approve Farmer Mike to install a vinyl fence section at the outlot. Motion passed unanimously.**

### **Trash Service**

The board members have met with a few owners to see if they would be interested in consolidating the trash services for the HOA to pay for trash removal. Most homeowners are not home or answer the door, so few provided their input. There are those in favor of a cost savings and having one hauler in the community and those not in favor as trash services can raise rates. The board agreed to have management send an email blast to see if there is more feedback.

### **New Business**

Ray Gilmore reported that the town is considering allowing xeriscape – astro turf grass and the board will follow up with the town.

The Board reviewed an application for above ground pool and will check with the town regarding their requirements prior to approval.

The Board agreed to have the Annual Garage Sale on June 15<sup>th</sup> and June 16<sup>th</sup>.

Ray Gilmore stated that Farmer Mike can seed the outlot E so that it looks better maintained.

Ray Gilmore will be meeting with the town to see what improvements can be made at the park area and if they would help pay for them. Discussion of a gazebo and picnic area will be addressed. A draft newsletter to be sent to the Board for the Spring Newsletter

**Next Meeting**

The next meeting will be a work session in April and the board meeting on May 13, 2018.

**There being no further business to come before the Board, the meeting adjourned at 7:48 p.m.**

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