

MONARCH ESTATES HOA
Board of Directors General Session Meeting Minutes
July 10, 2018

NOTICE OF MEETING

The General Session meeting of the Board of Directors of the Monarch Estates Homeowners Association was held on July 10, 2018 at 7 Park Ave, Firestone CO. 80504

BOARD MEMBERS PRESENT

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

BOARD MEMBER ABSENT

Treasurer, David Whelan	2021
Member at Large, Crystal Bugno	2021

POUDRE PROPERTY SERVICES

Becky Stewart, Community Manager

HOMEOWNERS PRESENT

Julie Slate, Brian & Carla Hotchkiss, Rick Meek, Rob Putman, Rajesh Rajchal and Martin May

CALL TO ORDER

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

MONARCH BUTTERFLY SOCIAL COMMITTEE

Ray reported the committee will be delivering a welcome basket to the new homeowner. The committee is planning a social summer event in the park. There are anticipated plans for caroling in December. Janelle Lende stated the purpose of the committee is so that neighbors get to know one another.

HOMEOWNER FORUM

Homeowners inquired about how to best communicate within the HOA. A homeowner mentioned that Next Door is a social media website that has a Monarch Estates group.

A homeowner inquired about the email blast sent from the HOA that notified members of the water restrictions. The board noted that later the town sent another notification that the water restrictions are not mandatory but suggested.

A homeowner mentioned that racoons and coyotes have been seen and owners should try to secure their trash lids. An owner mentioned that the town does not take care trapping racoons but the county does provide the traps.

An owner reported that at the end of Sandy Ridge the water is not draining into the canal. The board stated that the town is responsible for the area between the home and park.

Owners inquired about have trash consolidation. The board stated that there hasn't been enough interest to support having a covenant amendment.

A homeowner asked for more lighting or a smaller sign so that drivers can see the entrance road at Sandy Ridge of an evening. The board agreed to solicit bids.

A homeowner stated that the outlot is mowed but not under the vinyl fence where it needs week wacking next mow. Farmer Mike to be notified.

SECRETARY REPORT

Be it resolved, upon motion made and seconded to approve the May 8, 2018 board meeting minutes as corrected. Motion passed unanimously.

FINANCIAL REPORT – May

Ray reported that the HOA budget is \$75,000 and \$30,000 goes to water the park Management reported there is \$24, 182 in the checking account and \$11,882 in the savings account.

Be it resolved, upon motion made and seconded to approve the May 2018 financials. Motion passed unanimously

The Board reviewed the delinquency and collection reports. The board agreed to send homeowners an offer for payment plan at 3 months past due and lien account at 4 months past due.

BOARD DISCUSSION:

Lighting

The board tabled bids for the monument lighting until all 5 board members are present. Ray stated that the landscape had overgrown around the lights and the lights have deteriorated. The monument sign lighting needs to be improved for aesthetics.

Landscape - Water

Janelle Lende is monitoring the water bills with Aqua Hawk to try to reduce water costs. The board would like verification that the flow device was installed, if a water connection was found for outlot C and that the flowers look dry. Management to contact Custom Lawns. There were problems with sprinklers on the common areas and the lawn was brown for a couple of weeks. Board requested homeowners to report and landscape or sprinkler deficiencies to management. The board asked if Sticks and Stones can provide a cost for a water audit and Janelle will research water conservation companies that may not charge.

Trash Service

The board discussed the pros and cons of consolidating trash service. A homeowner will send a contact for another trash vendor. The board had reviewed two proposals.

Godding Hallow Ditch at Easement

Janelle and Ray met with the ditch company and asked them to replace sections of fence that has deteriorated. They had not fixed the barb wired fence following their meeting. Ray will contact them to repair/replace the fence.

Vinyl Fence

Ray Gilmore will meet with Farmer Mike to repair a few section of common area fences.

Outlots on Sandy Ridge and Park on Monarch

The Board agreed that Monarch Estates park area that is owned by the town and maintained by the HOA should have improvements paid by the town. The cost to water the open space is \$30,000 a year. Ray Gilmore has been meeting with the Town of Firestone city counsel and the Park and Trails committee members to request improvements in pocket park. The town has recently approved a new park at Neighbors Point. Homeowners requested a possible gazebo picnic area, Basketball court, signs in the park, and or a playground. The suggested ideas for improving the park will be addressed with the town.

Streets

The town is responsible for the streets. There are very large cracks on Silverleaf and Autumn. Management has contacted the town and there has been no response of anticipated date that they will seal the cracks.

New Business

It has come to the attention of the board that a member has a BNB rental. This matter will be disused at the next board meeting and when the Community Manager has a free legal workshop meeting.

Adjourn to Executive Session

The board met to discuss a delinquent account and a non compliance matter at 7:45 p.m.

Next Meeting

The next meeting will be on September 11, 2018.

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

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