

MONARCH ESTATES HOA
Board of Directors General Session Meeting Minutes
September 11, 2018

NOTICE OF MEETING

The General Session meeting of the Board of Directors of the Monarch Estates Homeowners Association was held on September 11, 2018 at 7 Park Ave, Firestone CO. 80504

BOARD MEMBERS PRESENT

President, Ray Gilmore	2020
Vice President, Paul Hubble	2020
Secretary, Janelle Lende	2021
Treasurer, David Whelan	2021
Member at Large, Crystal Bugno	2021

POUDRE PROPERTY SERVICES

Becky Stewart, Community Manager

HOMEOWNERS PRESENT

Martin May , Stephen Pabst and Matthew Fifield

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 at 4784 Monarch. The committee is planning holiday party with caroling and hot cocoa for December.

HOMEOWNER FORUM

Homeowner mentioned sprinklers flooding the street from 4940 Monarch. The home appears to be vacant and management will notify the owner.

A homeowner reported his roof was completed.

A homeowner made a complaint about weeds at a home that have grown over past few months. Management has sent letters and fines. The owner has not replied. The lawn is now mowed, and tall weeds are still at the side of driveway. Additional letters will be sent. arch Estates group.

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

SECRETARY REPORT

Be it resolved, upon motion made and seconded to approve the July 10, 2018 board meeting minutes as corrected. Motion passed unanimously.

FINANCIAL REPORT – August

Management reported that there is \$17, 159 in the checking account and \$11,100 in the savings account.

Management will provide a breakdown of costs for account #4530 common area maintenance, #4510 weed control and \$5100 general office to see what was expended and if the item was coded to the correct account. All landscape costs for items within the contract are coded to \$4520 Landscape Contract. All other costs are for the native areas and charged to #4530 Common Area Maintenance.

David Whelan requested that the board members all be notified when a repair is needed in the park as they may be able to fix the problem and save costs. Farmer Mike was paid to secure the 3 benches in the park with new bolts.

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

The Board reviewed the delinquency and collection reports.

BOARD DISCUSSION:

ARC

The board approved an application to pour additional concrete on the south side with conditional approval that the homeowner is responsible for drainage between neighbors.

The Board approved to add this modification with stipulation to the ARC guidelines.

Landscape - Water

Janelle Lende is monitoring the water bills with Aqua Hawk to try to reduce water costs. There has been a reduction in the amount of usage from last year in July at 147,970 to this year in July at 65,755 gallons. With the reduction in water and new controllers the HOA should have a savings of \$4,000 at the end of the year. The past year budget was \$30,000 and we have \$16,095 through August. The water will be turned off October 1st .

Janelle will be meeting with a non profit organization that will help the HOA with water conservation.

Monument Lighting

The bids for lighting the monument at the cost of \$5,000 was tabled until next year.

Park Improvement - Godding Hallow Ditch at Easement

Ray Gilmore has been meeting with the planning and public works departments at the town to inquire about park improvements. The Neighbor Points HOA has a park that was paid for by the city. As we are required to water and maintain the park that the town owns the HOA would want improvements ie. gazebo – park area

The ditch company stated they would mow the ditch which hasn't been mowed in 10 years. The barb wired fence has not been repaired.

Outlots on Sandy Ridge and Park on Monarch

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. The town will be contacted again

Preliminary Budget

The board reviewed a preliminary budget provided by Becky Stewart. The budget included year to date expenses and income through August. Due to the cost savings of reducing the snow budget and savings in water more monies can be allocated to reserves and common areas ie park. There was not proposed increase.

Becky explained the reserve study allocation recommends allocation of \$5,900 for the year 2019 which would be 51% funded. In 2015 when the first reserve study was completed the HOA was 40% funded. The reserves study has designated funds for the replacement of irrigation, monument lighting, vinyl fence, mail box structure and landscape replacement.

The budget was tabled until October.

New Business

There was a suggestion for a library box at the park. This will be noted on the next meeting agenda There was a suggestion for a Yard of the Month winner, however the Board agreed that homeowners would need to volunteer to decide on the best yard. 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 delinquent accounts at 7:45 p.m.

Next Meeting

The next meeting will be on October 9, 2018.

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

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