

Monarch Estates HOA
Board of Directors Meeting Minutes
October 10, 2017

The Monarch Estates Board of Directors meeting was called to order by President Paul Hubble at 6:00 pm. Also present was Kelly Stalcup, Ray Gilmore and David Whelan.

Homeowners Present: Stephen Pabst, Cynthia Gilmore, Ryan & Cathy Peterson and Crystal Bugno.

Also attending : Becky Stewart, Community Manager

Monarch Estates Butterflies Social Committee

Cynthia Gilmore stated Crystal Bugno has joined the Monarch Estates Butterflies Social Committee. They are planning a Caroling social event with hot cocoa and cookie stations. They are providing new homeowners a welcome basket.

Homeowner Forum:

Homeowner would like the Board of Directors to allow RV parking if the lot is ample size. The Board stated that the documents were reviewed with legal counsel and the Board can adopt a rule allowing them with conditions. The rules in the covenants as follows :

10.7.2. Except as may otherwise be set forth in the rules and regulations adopted by the Board of Directors in its discretion from time to time, commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, recreational vehicles, golf carts and boat trailers, shall be parked only in enclosed garages or specific areas, if any, which may be designated by the Board of Directors from time to time. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Community or any Improvements located thereon, nor shall restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency. Stored vehicles and vehicles which are inoperable or do not have current operating licenses shall not be permitted in the Community except within enclosed garages. For purposes of this Section, a vehicle shall be considered "stored" if it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for seventy-two (72) consecutive hours without the prior approval of the

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The Board of 4 members understands that they can adopt a rule to specify the areas to park. However, at the last Board meeting the vote to approve a homeowner's boat behind their fence on a pad failed. The Board will address this request again after the new board is elected of 5 members.

Homeowner reported large excrement in his yard. The Board mentioned posting a small size in his yard.

**Board Discussion:
Minutes**

A motion was made, seconded and unanimously carried to approve the September 12, 2017 meeting minutes. The motion passed unanimously.

Financials

A motion was made, seconded and unanimously carried to accept the August financials. The motion passed unanimously. Paul provided a water usage report of the past year showing gallons used and the cost. The water costs are within budget.

Collection

The Board discussed the delinquency report and accounts in collection.

Educational Class

Paul Hubble and Ray Gilmore attended a HOA class for board members regarding social media. Paul and Ray provided information and felt that a policy would help protect the board from liability. The Board would like to discuss this matter once the new board is elected.

Proposed Budget for 2018

Management presented a draft budget for 2018. A motion was made, seconded and unanimously approved to approve the budget with no increase and set aside \$3,840 to reserves per the reserve study.

Oil & Gas Line

Ray Gilmore has been researching for information on the gas line and oil well and if they are to be disabled.

Stop Sign

Ray Gilmore called the city to replace the faded stop sign on Autumn and they replaced within two days.

Non Compliance

The Board reviewed the violation report. A board member conducts inspection once a month with the manager.

Fence at Outlot C

A motion was made, seconded and unanimously approved to approve the proposal from Farmer Mike to install a fence with four posts and rails to copy as existing fence at the cost of \$562.

Monument Lighting

A motion was made, seconded and unanimously approved to approve the proposal from Farmer Mike to fix the lights at the monument signs at the cost of \$40 per hour including parts.

Irrigation

Management to contract Sticks & Stones Irrigation to meet with Paul at the site regarding the irrigation.

Portable Basketball

A motion was made, seconded and unanimously approved to strike the rule that Basketball Hoops location must be at least half of the length of the driveway away from the street (this location constitutes proper placement and the unit must be kept in this location or stored out of sight). The Board agreed to have an owner send an ARC and that they are allowed on sidewalks facing street.

Next Meeting

The next meeting will be November 14, 2017 following the annual meeting at 6:00 p.m.

There being no further business to come before the Board, the meeting adjourned at 7:40 pm

Respectfully submitted, Becky Stewart, CMCA