

MONARCH ESTATES HOA
Board of Directors General Session Meeting Minutes
February 16, 2021

NOTICE OF MEETING

The General Session meeting of the Board of Directors of the Monarch Estates Homeowners Association was held on February 16, 2021 in a virtual zoom meeting due to the Corona19 virus and social distancing orders.

BOARD MEMBERS PRESENT

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| President, Janelle Lende | 2021 |
| Vice President, Martin May | 2022 |
| Secretary David Whelan | 2021 |
| Treasurer, Paul Hubble | 2022 |

BOARD MEMBER ABSENT

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| Member at Large - Crystal Bugno | 2021 |
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POUDRE PROPERTY SERVICE

Sandra Oldenburg, Community Manager

CALL TO ORDER

President Janelle Lende called the meeting to order at 6:04 P.M.

HOMEOWNER FORUM

Justin attended the meeting to discuss the trailer in his driveway. He is requesting that once a month to be able to have it at his property to prepare for camping. He requested a variance on dates to have the trailer there. The Board reported that during the summer, the Board has extended the allowance for trailers. He will submit a variance to the Board. Dick attended the meeting to thank the homeowner who cleared his driveway. Rick attended the meeting just to listen in. Bobby/Jon Key attended the meeting to discuss snow removal. There are areas that are being missed when they are out there.

John Fugatt from Long Leaf attended the meeting to discuss the upcoming season. He primarily wanted to get feedback from the Board. Many of the repairs were done last year to take care of issues. Paul reported that the year end water usages were still over the budgeted amount. There is a product out there that monitors weather conditions and adjusts accordingly on the sprinkler systems. The HOA has an audit done last season. John stated that they were there monthly to adjust and check the sprinkler system.

SECRETARY REPORT

Be it resolved, upon motion made and seconded to ratify the approved October 20, 2020 Board Meeting minutes. Motion passed unanimously. The minutes are approved.

Newsletter: The Board would like to verify that all emails are up to date, there have been 3 new homes that have sold. The Board would like to include the newsletter in the annual meeting notice. They would like to address the bushes that are exceeding the split rail fence line that need to be

trimmed back. They would also like to put in the newsletter that there is a homeowner that helps with the small jobs throughout the neighborhood. They would also like to include in the newsletter that the Park is not owned by the HOA and it is a big part of the annual budget. Irrigation, mowing, They would also like to include the new regulations for parking within the community.

FINANCIAL REPORT

Be it resolved, upon motion made and seconded to accept the December 2020 financials. Upon discussion, a motion made and seconded to approve the December 2020. Motion passed unanimously.

The delinquent report was reviewed.

BOARD DISCUSSION:

Snow Removal

Crystal asked who did the sidewalks. The Board was wondering who did it with their ATV. Homeowners can do snow removal so long as they fill out a waiver of liability.

Upload Documents

The Board would like to get the language changed on the trailers during the summers. PPS will look for the document and get it uploaded.

There being no further business to come before the Board, the meeting adjourned at 7:47 pm

**Respectfully submitted,
Sandra Oldenburg, CAM**