

**MONARCH ESTATES HOA**  
**Board of Directors General Session Meeting Minutes**  
**October 20, 2020**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of the Monarch Estates Homeowners Association was held on October 20, 2020 in a virtual zoom meeting due to the Corona19 virus and social distancing orders.

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBER ABSENT**

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

Becky Stewart, Community Manager

**CALL TO ORDER**

President Janelle Lende called the meeting to order at 6:01 P.M.

**HOMEOWNER FORUM**

**None**

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded to ratify the approved September 8, 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 Budget 2021 financials. The budget includes an 8% increase. Upon discussion, a motion made and seconded to approve the budget for 2021. Motion passed unanimously.**

**The delinquent report was reviewed.**

## **BOARD DISCUSSION:**

### **New Owners/Violation**

The Board would like to remind the new homeowners of the rules.

### **K3 Industries.**

The Board would like PPS to follow up on the reimbursements for the poop bags and the backflow testing. They are suppose to replacing the poop bags 2 a month throughout the year.

### **Water**

Janelle reported that she has gone through all of the water bills. Over the last couple of years, the Board has been able to save on water. There has been issues and wasting over the years.

The Board has intensions to recoup the costs.

### **Retention Mowing**

The Board stated they have only mowed the retention pond once. It is the responsibility of the Town to maintain in accordance with the Master Development Plan. The Board would like verification of this.

### **Annual Meeting**

The Board would like to hold the Annual Meeting on December 1<sup>st</sup>, 2020 at 6 pm via Zoom. PPS will send out the annual meeting notice to the Board prior to the sending them to the owners.

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

**Respectfully submitted,  
Sandra Oldenburg, CAM**