Monarch Meadows Board Meeting

Date: September 17, 2026

Called to order: 6:30

Called to order by: Sam Davis

Officers Present:

President: Sam Davis

Vice president: Chuck Miranda

Treasurer: Marc Carpenter

Secretary: Chris Headlee

Board Member/Parks Committee: Loy Brown

Officers Absent:

Approval of Minutes:

The July 2026 minutes were approved by the board and published.

Treasury Report:

As of September 11, 2026

Checking Account:	$ 6,144.83
Reserve Account:	$ 15,4069.75
Reserve Certificate 1:	$ 17,906.35
Reserve Certificate 2:	$ 10,196.33
Credit Card Bal:	$ -3,117.96
Total Assets:	$ 46,199.30

Committee Reports:

Park Committee:

See attachment for status updates

Activity Committee:

Plans are being developed for an annual Christmas festival by residents on Native Dancer; they would like to open this up to the entire community.

Pollinator Habitat:

Mr. Harris:

- Extensions of the habitat.

We received another grant and will be getting the plants next Saturday, September 26, and need assistance in planting. Member asked if we could place some behind their property.

Help prep on Wedensday night prior at 6:30 PM

ACC Committee: ACC approval is required for any structures prior to construction. Please email Monarch Meadows ACC Committee - hoamonarchmeadows@gmail.com for requests for approval.

Business Items:

A) Proposed Land Sale Status:
   a) Surveying plans to be complete at the end of month.
   b) Appraisal received, board has a proposed land sale value.
   c) Special meeting to be called in the coming weeks specifically to discuss the land sale.

B) Weeds are becoming an issue, letters will continue to be sent.

Owners Forum:

Questions, concerns, and discussions. This will be a forum during open meetings designed for Owners to introduce new topics of business to the board not previously discussed on the agenda or further elaborate on a previously discussed topic. Owners will be limited to a 2 minute platform to present their question to the board and other owners.

There was discussion on the proposed land sale, a proposal by the board was presented regarding the selling price of the land and fees.

Discussion was had between several members of the community regarding the plat lines and the timeframe it has taken. The surveyor committed to have the full report ready to submit to the county by the end of the month. There will be minor changes/corrections to the proposal once the final square footage is corrected to the few lots.

The board stated that once the figures were solidified that there would be a special meeting held for the community and specifically for the 21 properties affected.

A second topic was brought forward regarding the possibility of raising the dues from $38. It was stated from a board member that this would be discussed and more information would be brought forward in our next meeting scheduled in November. One community member opposed the raising of the dues. One member of the board would not like to raise the dues. A member of the board provided rationale and reasons as to why the dues potentially needed to be raised. One community member suggested that the increased dues need to be used to professionally maintain the improvements that have been done in the common areas.

Another member brought up the weed problem at a specific lot. The board has sent notices and this person is a repeat offender. The board will be taking additional action as approved in the CCR's and Bylaws.

Action Item:

Set the next board meeting date. **November 12, 6:00PM Library**

Adjourned 7:24