Monarch Meadows Meeting

Date: October 1, 2026

Called to order: 7:00PM

Called to order by: Chris Headlee

Officers Present:

President: Sam Davis

Vice president: Chuck Miranda

Treasurer: Marc Carpenter

Secretary: Chris Headlee

Board Member/Parks Committee: Loy Brown

Land Sale Discussion

The meeting opened with a question-and-answer discussion regarding the proposed sale of OA-owned land. The proposed parcels available for purchase were presented to the members in attendance.

The Board discussed the $4,000 assessor fee and the approximately $4,000 plat/legal-description fee. It was explained that these costs would be divided evenly among the property owners purchasing land.

Pricing and fees associated with Inwest Title Company were also discussed, including anticipated title and recording costs.

The proposed sale price of **$0.40 per square foot** was discussed. The Board explained that an appraisal previously received valued the undeveloped property at approximately **$0.21 per square foot**. After considering the costs associated with preparing and completing the land sale and the Board's responsibility to act in the best interest of the Association, the Board determined that $0.40 per square foot was a reasonable proposed sale price.

At the previous OA meeting, and through publication of the meeting minutes, members were invited to provide comments or alternative pricing suggestions. No alternative prices or proposals were received.

A question was raised regarding what would happen if some parcels were not purchased.

-The Board explained that one reason for establishing the sale price above the appraised value was to account for the likelihood that not every eligible property owner would purchase the available land. The Association has incurred approximately $4,000 in costs to date and anticipates approximately another $4,000 in expenses when the legal descriptions are completed. The proposed sale price is intended, in part, to reduce the likelihood that these costs will ultimately be borne by the Association as a whole.

Property owners whose proposed land purchases are affected by an existing recorded easement asked whether the Board would reconsider its position that the easement remain open and unobstructed.

The affected owners proposed constructing a single shared wall rather than separate walls on each side of the easement on Native Dancer. Alternatives for maintaining access were also discussed, including allowing access through private property or creating an alternative gated access point from the adjoining street.

The Board discussed the purpose of the easement, including access to drainage infrastructure and an OA-owned retention basin. A buried drainage line runs within the easement, and concerns were discussed regarding construction of a block wall over or near the drainage infrastructure and the potential restriction of future access.

No final determination regarding the current easement or proposed shared wall was made during this portion of the meeting.

At approximately **7:50 p.m.**, the easement discussion was paused so that other members in attendance could present their questions.

A member asked what would happen to owners who are currently using OA-owned land behind their properties but choose not to purchase it.

It was explained that previous OA Boards had adopted a rule allowing owners to use landlocked OA property behind their lots provided that no permanent structures were constructed on the property.

The current Board will review that policy and consider whether it should be amended so that owners who elect not to purchase the property would no longer be permitted to use it.

Members asked whether walls would be required following purchase of the additional property and what materials would be permitted.

It was stated that purchasers would be given approximately **three years** to construct required walls along the newly established property boundaries.

A question was raised regarding whether the walls must be constructed of block. Members noted that much of the proposed wall area would be located along rear property boundaries and would have limited visibility.

The Board agreed to review the CC&Rs and other applicable governing documents before making a final determination regarding wall materials, requirements, and enforcement.

Items for Future Board Discussion

The Board identified the following matters for additional review:

- Alternative access and easement proposals submitted by prospective land purchasers.
- Requirements concerning the timeframe, materials, and enforcement for walls and gates associated with newly purchased property.
- Whether to amend the existing rule allowing owners to use OA-owned property behind their lots when they elect not to purchase that property.

Adjournment: 8:30PM