
Monarch Meadows Board Meeting

Date: January 8, 2026

Called to order: 6:30PM

Called to order by: Loy Brown

Officers Present:

Loy Brown

Marc Carpenter

Chris Headlee

Officers Absent:

Approval of Minutes:

The September 2025 minutes were unanimously approved by the board prior to the meeting. The January 2026 Agenda was unanimously approved prior to the meeting by the board.

Treasury Report:

As of January 7, 2026

Checking Account: \$ 1,713.70

Reserve Account: \$20,931.71

Reserve Certificate: \$ 10,447.31

Credit Card Bal: \$ (424.69)

Total Assets: \$ 32,668.03

Committee Reports:

Park Committee: 2025 Project Summary

Activity Committee: Thank you to all volunteers who planned and staffed a wonderful Christmas Event! **Activity committee—need volunteers, also owner stated possibly Christmas lane at the golf course may need a new neighborhood, any interest?**

Pollinator Habitat: Volunteers will be needed for weeding before the Spring.

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

Business Items:

- A) Area 4 Motorcycle Use: Policy and safety concerns. **Dangerous ramps were taken down, monitoring best we can. The board wants it to be fun but it needs to be safe.**
- B) Park 1 tree vandalism: **Kids are breaking tree branches by hanging and swinging on small trees. We need to watch and be vigilant to protect our property. This reminder will be posted on the Facebook page**
- C) Proposed Land Sale Status: Waiting for final survey and land value appraisal. **A new plat company was hired and owners will be informed when the board hears back from them. The appraisal will follow.**
- D) Board Elections for February 2026: There are two board positions open. Anyone interested in serving on the board should submit a written request/application to any current board member. **Two board positions open, with another opening at the end of January. If more than three people are interested, a vote will be needed.**
- E) Proposed 2026 Projects:
 - a) Finish Installing road base to walking trails/paths in Parks 1, 2, and 3
 - b) Maintenance of playground-repair cement bases on playground equipment, install weed barrier, sterilize soil, and replenish wood bark surface.
 - c) Finish drip systems to trees in Parks 1, 2, and 3
 - d) Build and Install 3 grape vine arbors in Parks 1, 2, and 3
 - e) Install carport type roof on the North side of the equipment shed.
 - f) Plant small cleared areas in Parks 2 and 3 with meadows grass mix.
 - g) Additional ideas or requests-

An owner asks parks 2-3, use solar powered irrigation controllers, possibly commercial grade. The board will look into the cost difference between electric and solar-Dave price will find out the cost of Solar.

An owner suggests low voltage lighting for walking paths in park one and eventually park 2-3, more light in parks.

An owner suggests a motocross track for park 4. An owner states that there is a Utah statute that protects private property from being sued. Another owner talked to the county about trespassing and what can be done about that.

An owner suggested more signs needed to say no trespassing, etc. with the county code on it. These should be put at the entrance of every park.

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.

Topic to be discussed during Owners Forum: Need to Establish a specific Maintenance Budget – **Association Dues need to be raised to meet the maintenance needs of the community. Instead of always asking for volunteers, the board would like to hire professional people to be responsible for this maintenance, IE weeds, and other repairs. The Board is looking for suggestions of trusted landscaping companies to do this work. Please email hoamonarchmeadows@gmail.com if you have suggestions.**

An owner wants to know if the HOA will maintain the walls behind the houses along 2300 where the lots are possibly being sold. Board response: Yes, it is in the best interest of the community to have the property that the wall is on not be sold but be retained by the association.

An owner would like the area of Park 4 to be weeded, debris needs to be removed first. Board Response: This will be added to Spring Projects.

An owner states that the law says an HOA cannot regulate parking on streets or driveways. He mentioned he contacted the Office of Ombudsman for HOAs. He stated he was told that enforcing parking was illegal. Board Response: The board has contacted the Office of the Ombudsman for HOAs and is in the process of receiving an Advisory Opinion from that office. The next meeting will have the results of this process on the agenda.

Action Item:

Set the next board meeting date. **TBD**

Adjourn