

Meeting Agenda

Monarch Meadows Board Meeting

Date:

Sept 18, 2025 – 6:00 pm.

Called to order: 6:pm

Meeting called to order by: Loy Brown

In Attendance

Officers Present: Loy Brown, Marc Carpenter, Chris Headlee, Stephanie Weatherly

Officers Absent:

Also Present:

Approval of Minutes

The July 2025 minutes were unanimously approved by the board prior to the meeting.

The Sept 2025 Agenda was unanimously approved prior to the meeting by the board.

Treasury Report

As of Sept 16, 2025

Checking Account: \$ 2,634.37

Reserve Account: \$12,366.32

Reserve Certificate: \$ 10,333.94

Credit Card Bal: \$ - 926.41

Total Assets: \$ 24,408.22

Committee Reports

ACC Committee: Reminders to Owners

- a. ACC approval is required for **any** structures prior to construction.

[Submittal Application](#) - Forms can be emailed to:

Monarch Meadows OA ACC Committee - hoamonarchmeadows@gmail.com

Activities Committee:

**Candy Cane Lane – 4th Annual Christmas Tree Showcase and Hot cocoa with Santa
Christmas Home Decorating Contest**

Looking for additional members. Let us know if you want to help with fun activities for the community throughout the year.

Unfinished Business

a) 2025 Summer Parks Updates: Loy Brown (pg 3-4)

b) Pollinator Habitat Grant Program: Next Plant pick up date **October 4**

- **the OA is seeking association members that are willing to help and participate with planting. Please email us to let us know if you want to help and we will get you in touch with Chauncy.**

c) Update on 2300 property sale

- Proposal was approved. Waiting for the land survey to take place and then we will be able to line up appraisals.

d) Update on Common area 4 liability discussion relating to motorcycle riding.

New Business

- A. a) Finish walking trails in Parks 2 and 3 with road base
- B. b) Finish drip irrigation system to shade trees and mini orchard in Park 2
- C. c) Barking dog complaints – 3-4 letters will be going out
- D. d) Park 1 Playground equipment – defective footing to be completed before winter.

Action items

a) Board meeting set for November 20th, time and location to be determined

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.

Owner suggested emailing and mailing notifications/citations as a method of communication.

Owner stated that commercial vehicles are exempt from parking rules in the CCNR's. Owner stated that due to his out building that can house vehicles, the out building counts as garage bays as stated in the CCNR's

Owner placed the Board on notice that they are not following legal CCNR's and that legal action can be taken against the board personally and the association.

Owner states that there needs to be 10 feet in an easement to allow a fire truck to drive behind the homes stating that specific easement rules are potentially not being followed in a specific lot.

The discussion became confrontational then a motion to adjourn was given by Chris Headlee and seconded by Loy Brown.

Adjourn

The next open meeting will be: TBA