

Meeting Agenda

Monarch Meadows Board Meeting

Date: July 31st, 2025 – 7pm.
Called to order: 7:00
Meeting called to order by: Loy Brown

In Attendance

Officers Present: Marc Carpenter, Chris Headlee, Stephanie Weatherly

Officers Absent: None

Also Present: Chauncy Harris -Pollinator Project

Approval of Minutes

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

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

Treasury Report

As of July 28, 2025

Checking Account: \$ 8,066.41
Reserve Account: \$10,333.95
Reserve Certificate: \$ 10,220.59
Credit Card Bal: \$ -4,233.58
Total Assets: \$ 24,387.37

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

Parks Committee: 2025 projects -Loy Brown update (pg 4)

Activities Committee: 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 4)
- b) Pollinator Habitat Grant Program: Chauncy Harris update
Awarded plants and seeds for 3 applications (Approx 300 plants) Additional plants have been planted to get the program started. Waterwise Garden provided some cuttings that were also planted. Diversity is important to bring in a variety of pollinators.
SUU Native Garden on the south side of the science bldg. has a grant from last year
 - Plant pick up dates: **Sept 13 and 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 discussion for improvements.
 - There are some liability issues with improvements to the track. If there is a lawsuit brought against the OA, our policy would be cancelled. If we lose our insurance, there would be a significant increase to a new policy. Possible options: bike track
- e) Follow up on questions from June meeting: walls and gates, excessive cars parked in front of homes.
 - Letters have gone out to homes that still need to finish walls and gates. We received replies from many of the owners with updates however a few people have not responded. 2nd notices will start incurring fines.
 - Excessive cars – Owners are allowed to have parked in their driveway the same amount of cars as they have garage bays +1 (ie: if you have a 2 car garage, you may have 3 cars in the driveway.)
Street parking is **strongly discouraged** due to our narrow streets. Short term overnight parking for guests is ok. Any additional cars should be parked in the garage or behind a gate on the side of the home.
It was brought up that the streets are county roads so the OA contacted the Sherriff's office for clarification. The County Sherriff and District Attorney said that OA rules apply **before** county laws. The county will tow vehicles that have been abandoned for 2+ weeks, park in front of fire hydrants or stop signs.

New Business

- a) Riders coming from other communities using Common Area 4
 - Motorized vehicles ARE NOT PERMITTED in Parks 1, 2 and 3. A few riders were approached by some homeowners that nicely let them know not to ride in these parks.
 - Suggestions were made for additional signage at these entrances.
- b) Suggestions and ideas for Park 2 improvements
 - Horseshoes, frisbee golf, swings
- c) Street Parking – see Excessive cars in Old Business

d) Water Drainage:

- We still have some pooling issues around the community. We have spoken to the county Engineer about adding underground pipe or a drainage dip. They are looking at their budget and how they can partner with the OA to resolve the issues.

Action items

- a) Board meeting set for September 11th, 7 pm in Park 1 Gazebo

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.

- Curfew for the park is 10pm
- Suggestions: Put signs at the entrances to deter outside riders from using our park. It was also brought up that people think it should be ok for other communities to walk and use our parks.
- Weeds are coming back on 2300.
- Park weeds: When parents are watching their kids at the park, they could help pull weeds
- Playground – 3 footings need to be replaced. It is on the OA to-do list. Additional playground pieces are in the shed that maybe can be added back in to the playground.
- Dogs- any complaints on excessive barking dogs should be made in writing to the OA hoamonarchmeadows@gmail.com or mailed to PO BOX 1801, Cedar City, UT 84721

Adjourn

The next open meeting will be: September 11th, 7 pm in Park 1 Gazebo

Parks Update

Park 1

- Installed 3 new hose bibs
- Planted a dozen donated bushes/shrubs in the garden

Park 2

- Water meter was installed in June. Installed a stop and waste, backflow valve in July
- A 2" line was installed around the loop of the park with 8 stubs for future projects
- Will be adding 2 or 3 drip line boxes for current and future trees
- The loop cost approx. \$6000 for piping, fittings valves and volunteer labor. Projected cost for a contractor would have been over \$10k. Any leftover supplies will be used in Park 3

Thank you to volunteers who helped plant new trees in Park 2

Dave Price brought his skid steer, Colleen and Lance Durr, Marc Carpenter, Richard Hogsett, Chris Headlee and family, Jared Dannelly, Sam Davis, Landon Clark, Chauncy Harris and Scott and Laurie Bolander.

Luis Almanza helped dig holes to plant trees using his mini ex

Thank you for donations

Kathleen Todd has donated large decorative rocks, flowers and trees to Park 1

Chauncy Harris found 6 trees on sale for 50% - they ended up being \$70ea, saving us \$420. 4 families have committed to donating the funds to go toward these trees.