

Monarch Meadows Board Meeting

Date: March 21, 2026

Called to order:

Called to order by: **Chris Headlee**

Officers Present:

Loy Brown, Marc Carpenter, Chris Headlee, Charles Miranda, Sam Davis.

Welcome to Charles Miranda and Sam Davis to the board, we thank them for their service.

Officers Absent:

Approval of Minutes:

The January 2026 minutes were approved by the board prior to the meeting.

Treasury Report:

As of March 19, 2026

Checking Account:	\$ 5,500.92
Reserve Account:	\$ 11,451.95
Reserve Certificate 1:	\$ 17,572.59
Reserve Certificate 2:	\$ 10,000.00
Credit Card Bal:	\$ (873.78)
Total Assets:	\$ 43,651.68

Committee Reports:

Park Committee:

Activity Committee:

Easter egg hunt: April 4th Saturday at 11am

Community yard sale May 30th

In previous meeting an owner suggested possibly requesting that Christmas lane at the golf course (which is stopping) may need a new neighborhood, any interest?

Responses: Owner idea-no, too busy with our lack of sidewalks. Others agree not interested. No interest by any members present.

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

Mr. Harris needs help with watering and weeding. Water has been turned on in park 1 but needs to be turned off if weather turns. Some of Board asked to

submit for more plants, over 200 applications have been submitted with 300 more in progress. May not have the opportunity to get more. April 15th is the deadline to apply. Mr. Brown suggests Mr. Harris to apply for it again with Mr. Davis helping Mr. Harris.

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.

Tom Knowles needs to be on ACC and needs more help...possibly board members. Needs to be at least three members. Any interest in those present? No. Ask in an email to see who will join. Include description of what it entails to be on this committee. Derek Veater volunteers to serve from the Community and Loy Brown volunteers to serve from the board.

Business Items:

- A) 2026 Budget - Review, vote on 2026 budget, any questions? Weed removal? - Included. Need to have a place on budget to fix the playground equipment. Budget passed with unanimous vote
- B) HOA fees will not go up - At this time, Dues will not go up unless something changes mid year. We anticipate revisiting the amount of dues next year.
- C) Proposed Land Sale Status: Waiting for final survey and land value appraisal. Survey is almost finished, appraiser will use raw land formula that the county assessor uses. He will charge much less than other appraisers. Still waiting. What is made from sales will be put in the reserves. Looking into how to transfer land to owners. Will be fair market value. The wall along 2300 will continue to be owned by the association.
- D) Utah Ombudsman - Status - Member did not agree with a parking rules on his lot. CC&Rs were sent to Ombudsman by the board. In september 2025, new laws were signed into legislation. Ombudsman opinion stated that it is now against the law to regulate the number of operable vehicles on a lot, not including trailers, motor homes, boats etc. Commercial vehicles. On owner, said not to fight this and to have a neighborhood that wants to work together. Board will clarify what it means and if CC&Rs need to be changed.

- E) Set up of Owners Association - Member was concerned that the setup of the non-profit is not the correct business entity for an association. **After research, it was found that every association set up in the state of Utah is set as a non profit, as required by Utah Law and the community association Act.**
- F) 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) Weed control in area 4 by walls and houses
 - i) Fire department for controlled burn/training.
 - h) Additional ideas or requests
 - i) 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.
 - ii) Low voltage lighting for walking paths in park one and eventually park 2-3, more light in parks. - **This Idea was opposed by several members present**
 - iii) 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 says there are restrictions that we are violated homes by driving too fast, trails knocked down? Why? Now owner is upset. Board Response-should not be driving through the easement, jumps and trails were set up too close to the homes, leveled out the ridges because it was too close, owners says no. Says the board did not allow the community to make the decision. Needs to be 100 feet away from the homes. Owner to meet Mr. Brown at a separate time. Come up with a good plan. Mr. Price will help with his skidsteer to create a trail.**
 - iv) 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.

Derek Veater-what needs to be serviced? Lawn mower-both need to be serviced. How to pay? Debit card, credit card by the board member.

Brenda Jarvis-Low voltage lights not wanted in park 1. Others agree. More signs, why? Do people even read them? Owner notes, yes research shows that it does work. They can be trespassed if correct signs are posted.

Action Item:

Set the next board meeting date. **May 14th 6:30 Park One**

Adjourn 2:53 meeting adjourned.