

Meeting Agenda

Monarch Meadows Board Meeting

Date:	June 19th, 2025 – 6:30 pm.
Called to order: 6	6:30 pm
Meeting called to order by:	Loy Brown

In Attendance

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

Officers Absent: none

Also Present: n/a

Approval of Minutes

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

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

Treasury Report

As of June 16th, 2025 – Updates from Marc Carpenter

Checking Account:	\$ 8,424.43
Reserve Account:	\$ 9,320.54
Reserve Certificate:	\$ 10,220.54
Credit Card Bal:	<u>\$ -1,787.20</u>
Total Assets:	\$ 26,178.31

Transferred 10k from the reserve account to the checking account to cover the expense of the water meter in Park 2.

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

Requested to elaborate on what needs to be approved- Colors, size, specifications-see CC&Rs 4.2

- All proposed building plans, specifications, exterior color or finish, plot plans (showing the

proposed location of such building or structure, drives and parking areas), and construction schedule shall be approved in writing by the Committee.

Parks Committee: 2025 projects -Loy Brown update

- Road base has been done in Parks 2 and 3 for the walking trails, water meter and shut off valve was installed in Park 2. Drip lines will need to be installed for the orchard.
- Dog waste stations have been installed in Park 1 entrances
- Gazebo in Park 1 was just refinished
- New bench was put in the flower garden. Paid for by rewards points.

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) Donation Program: Donations of trees, plants, large rocks, building supplies etc. or cash for projects in Park 2 and 3 to help with the completion of projects. The board is always grateful for any assistance provided by community members or their businesses to help progress.
 - We have had many trees, plants/bushes and decorative rock donated this year.
- b) 1 board position is still open. If you are interested, send an email to the board at hoamonarchmeadows@gmail.com. Please consider joining the board and helping with community progress.
 - Send an application to the board via email outlining why you would like to be part of the board, your vision for the community and how you think your roll could benefit the community. Applications are reviewed in October and appointments take effect in January of the next year.
- c) **Pollinator Habitat Program:** Applications were all approved and awarded. Update by Chris Headlee
 - three OA grants have been awarded.
 - plants are to be picked up end of September/early October.
 - planning and preparation of each area needs to be done during the summer.
 - The OA is seeking association members that are willing to help and participate with the various stages of the project (planning, preparation, planting, care & weeding, etcetera).
 - Drought resistant plants have been planted in all 3 parks
 - **Volunteers will be needed to help plant the awarded plants**

d) **Vote Proposal Q & A:**

Discussion regarding homeowners along 2300 purchasing from MMOA unusable common space property behind their home. Community vote via Survey Monkey or written manual ballot will be required.

- Vote closed June 30th and passed
- The plat map will be redrawn to reflect the changes to each lot. The purchased land will become part of that lot and not able to be sold separately.
- Owner comment: Selling of property -as an OA, we are here to increase the value of all properties, not a few.

The sale of this unusable property will generate an income for the community that will be used to continue to develop current and future park projects in parks 2-4. The costs associated with the development of these parks would otherwise take several years to complete, relying only on monthly OA dues income and reduce the OA property maintenance.

- Owner comment: Litigation issues- if someone defaults on their property, they would still own the land piece. It should be written that the land forfeits back to the OA if the home is sold or defaulted.

The plat map will be redrawn and legally tie the land to the lot and will not be able to be sold separately.

Vote statistics:

Required participation: 67%

Community Participation 76.7%

93 Yes, 6 No

New Business

a. **CC&R Reminders:**

- **Vehicles-** (3.6) the quantity of vehicles you can park in your driveway or the front of your house is limited to the amount of garage spaces you have, +1. Any additional vehicles, trailers, UTVs or equipment should be in the garage or your side yard behind a gate or fence. (ex: if you have a 2 car garage, 3 cars may be parked in your driveway). This includes parking in the County easement.
- **Airbnb/short term rentals:** Short term rentals **ARE NOT** permitted in Monarch Meadows.
(3.2) -No Lot may be rented or leased for an initial term of less than 90 days, unless otherwise approved by the Board. No Lot may be used, in whole or in part, for transient lodging purposes, including as a boarding house, a bed and breakfast, or other uses for providing accommodations to travelers.
- Young kids with motorized bikes have been ruining the new trails in Park 2 and 3.
Motorized vehicles ARE NOT PERMITTED in any of the parks. Please let your

kids know not to ride in the parks. The permitted area for riding is in Common area 4.

Action items

- a) Set the next board meeting date - **Date set for July 31st @ 7pm in Park1**

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 are encouraged to participate.

- Nature Preserve Trail – If we create a Nature Preserve Trail, the land will become a public access trail and anyone can use it.
- Suggestion regarding signage for motorized vehicles- use signs with universal images (a red circle with a slash mark) instead of verbiage.
- Park 2 walking trail- Is the trail going the full perimeter or just half? Currently only the east of the trail is being built. A vote was called and the majority voted to build the full perimeter trail to match Parks 1 and 3
- Easements in most of Phase 1 are 10' and need to be clear and have 10' access.
- Parking on streets- no long-term parking is permitted due to the narrow roads. The county code is 72 hrs. The board is talking to the Iron County Sheriff's Office for clarification of reinforcement guidelines.
- Common Area 4 – it was requested to increase the usability of common area 4 for kids ages 8+. Volunteers offered to help design/groom the area. Limits to improvements have been lack of funds, liability concerns, time/volunteer resources and focus on improvements to Parks 2 and 3.
- All walls should be completed by the end of 2025.
- Common Area 4 motorized vehicle riding track - It was brought up by an owner that they would like to see more done in common area 4 to improve the riding track. Additional owners agreed and offered time and equipment to help develop the space for a safer riding area. The board requested they submit a plan/design to the board for review. Any changes/improvements will need to be discussed with our insurance agent and attorney and need to be reviewed and approved by the board prior to any improvements.

Adjourn

The next open meeting will be: **July 31st at 7 pm in Park1**