

Monarch Glen Homeowners Association, Inc

Annual Meeting Minutes
Wednesday, November 14, 2018

Meeting called to order at 6:01 pm

Member in attendance: Linda Norman, Bonnie Higgins, Robert Budeau, Diana & Mykal Aragon, Liz Crawford, Elaine Doyle, Jennifer Ramirez, Crystal Wert, Joseph Wilcox, Sam & Teresa Sooter. 40 proxies were received.

- Quorum was met [47 required; 50 properties were represented in person or by proxy.]

Introduction of Board of Directors

- President: Linda Norman
- Board Member: Bonnie Higgins
- Board Member: Rob Budeau
- Board Member: Diana Aragon

Introduction of Heritage Property Management (HPM)

- Elizabeth Marvin

Minutes from the January 25, 2018 Annual Meeting were approved with one change. [M/S/C].

Old/Unfinished Business - none

New Business

- Discussion on Quorum Requirements
 - Motion to amend the CC&R's and Bylaws to reflect a majority for a quorum instead of the current quorum of 5/7.(Quorum will be reduced from 47 owners to 34)
 - Legal counsel has advised that a majority or lower requirements can be voted into place by a 67% affirmative vote of the membership.
 - Motion to reduce quorum to 20%. (Quorum will be reduced from 47 owners to 14)
 - 1 owner present was opposed. Stated that there was concern about such a small group of homeowners making decisions. M/S/C with 1 opposed.
 - This amendment will affect 4 sections in the CC&R's and Bylaws.
 - Updated information will be posted on website by HPM as it is available.
- Discussion on why more homeowners do not attend meetings or participate.
- What are the HOA's responsibilities?
 - HOA is responsible for the common area maintenance, regulating and enforcing the CC&R's and the irrigation system.
 - HPM will work with the Board to gather updated contact information for all homeowners.

2019 Approved Budget

- There were some off contract Irrigation expenses, filter cleaning, this type of expense will need to be scheduled again in the future.
- Contribution to reserve account is not scheduled for 2019 currently. Nothing has been contributed to date for 2018 due to the budget shortfall.

- The Money Market account is the reserve fund in case of any large needed repairs or replacement, such as irrigation repairs or dredging of the pond.
- Some moderate repairs have been made to the irrigation system the past 3 years: secure head gate, rebase pump, and replace clocks.
- Question on income- there are still some owners with outstanding dues what is the HOA's process?
 - The HOA has a collection policy in place which includes payment options, liens and collections if dues are not paid after proper notification.
 - Payment plans are available
 - Monthly statements are sent to those who are past due
- Motion to pass 2019 budget as presented. M/S/C with none opposed.

Nomination and Election of Board Members

- Floor opened for nominations.
- Linda Norman, Bonnie Higgins, Diana Aragon and Robert Budeau volunteered to continue serving on the Board.
- Comment that the current Board has done an excellent job and should continue
- No nominations from the floor.
- Slate of nominees accepted as presented [M/S/C].

Meeting was adjourned at 7:19 pm.

Notes taken by
Elizabeth Marvin
Heritage Property Management