

Minutes were approved
at the January 25, 2018
Annual Meeting

Monarch Glen Homeowners Association, Inc

Annual Meeting [3rd try] Minutes

Wednesday, March 29, 2017

Meeting called to order at 6PM

Determination of a quorum; 11 required

- Members in attendance: Sean & Bonnie Higgins, Richard Olson, Joel Gould, Skip & Gloria Haitz, Linda Norman, Robert Budeau. 11 proxies were received. [Formicola, Franciszek, Singer, Sooter, Rider, J Crawford, O'Grady, Baker, P&L Crawford, Paulsen, Tafoya][Count = 17]
- Quorum was met

Introduction of Board Members

- President: Linda Norman
- Board Member: Richard Olson
- Board Member: Barbara Paulsen [resigning]

Introduction of Heritage Property Management : David Caldwell, Becky Jett

Minutes of March 22, 2016 annual meeting were approved [M/S/C] as presented and will be posted on website.

Old/Unfinished Business

- Discussion about changing the quorum requirements.
 - HPM provided information to the Board after 2016 Annual Meeting. It is still under consideration especially due to the legal costs that would be involved.

New Business

- Possible future dues increases were considered. It was determined that at this time, Monarch Glen has sufficient funds in reserve that increasing dues at this time or even for 2018 would be unwarranted.
- Collection policy--see discussion under Budget.

2017 Budget was discussed.

- New grounds maintenance contract is in place. The Board reviewed numerous proposals, checked references, and decided to go with Corona Lawn Care. Dave Sleight is a former

Monarch Glen resident, came with very good reviews, and his proposal best fit Monarch Glen's needs.

- 2 year contract which runs from April 1, 2017 through March 31, 2019. This locks in the lower pricing but Dave has told us that if the HOA is not satisfied with their performance this year, Monarch Glen can end the contract with no penalty.
 - Joel G made a suggestion to have fescue grass planted in the retention area. HPM will contact Corona Lawn Care to explore that possibility & report back to the Board.
- The irrigation system and maintenance was discussed.
 - Corona Lawn Care contract includes taking care of the irrigation system, turning on irrigation in the spring, and winterizing in the fall.
 - Water in canal dates have not been announced yet but typically it is around mid-April. HPM will post on the website when those dates are known.
 - Linda N. and Richard O. both have tools for turning off valves in an emergency.
 - Retention pond was cleaned out 3-4 years ago; it was previously determined that cleaning it every 5-10 years would be sufficient.
- Bonnie H suggested that a 'TRANSFER TO RESERVE' line item in the amount of \$1500 be added to the budget in the future as a reminder for that to be done.
 - HPM will transfer funds anytime when directed by the Board to do so.
- Rob B began a discussion/lecture about the Monarch Glen collection policy and stated that it is invalid for the following reasons: it conflicts with the CC&Rs, was not approved by the membership, and was not signed by the Board but was signed Debi Caldwell who is not licensed as a Community Association Manager. He stated that the previous collection policy is the only valid one and Monarch Glen needs to revert to it.
 - The Department of Regulatory Agencies investigated these claims last year and found that there was no basis for them in regards to the signature on the policy.
 - Debi Caldwell signed the policy as 'acting president' due to the fact that there was not a Board of Directors in place at that time and the requirement for holding a CAM license was not put into place until 2015.
 - Heritage Property Management was NOT issued a Cease & Desist order for anything.
 - The previous collection policy was made invalid when new requirements were added to the law in 2014. One such requirement is that owners must be offered an opportunity to enter into a payment plan before being sent to collections.
 - Rob stated that the policy is also invalid as it conflicts with the CC&Rs. He believes the CC&Rs state that dues cannot be billed until a budget is approved; which means that since the recent budgets have not been approved until in March, the dues should not have been billed in January--which is why he has not paid his

dues until after the annual meeting. He also believes that the CC&Rs state that the budget only needs to be approved by the Board.

- HPM will investigate whether there are conflicts between Colorado Law, the Monarch Glen governing documents, and the collection policy. Findings will be reported to the Board.
- Motion to Approve the 2017 budget as presented. M/S/C. HPM will post the approved budget on the website.

Nomination and election of Board Members

- Barbara P relayed to HPM that she would prefer not to serve on the Board at this time.
- Linda Norman and Richard Olson volunteered to continue serving on the Board
- Robert Budeau volunteered and was then nominated as a candidate for the Board. His standing within the HOA was challenged but he made a good will gesture of paying a portion of his dues immediately and promised to pay the remaining portion by the end of the month; this good will gesture was accepted and his nomination was validated.
- Bonnie Higgins was nominated as a candidate for the Board.
- Skip Haitz was nominated but declined to be a candidate.
- Slate of nominees accepted as presented [M/S/C]. The Monarch Glen Board members are:
 - Linda Norman
 - Richard Olson
 - Robert Budeau
 - Bonnie Higgins
 - HPM will update contact list with phone # and e-mail addresses and disseminate to Board members.

Meeting was adjourned at 7:40pm

Minutes/notes prepared by

Becky Jett

Office Administrator

Heritage Property Management