

Monarch Glen HOA Board of Directors

April 5, 2011 Meeting Minutes

Present: Don Watts, President
Bonnie Higgins, Vice President
Anissa Hatcher, Secretary/Treasurer
Lena Watts, General Attendee

Next Meeting: May 3, 2011
5:30 p.m. at 3002 Royal Court

Meeting Called to Order

5:34 p.m.

Approval of Minutes from February 1, 2011

Motion/Second/Approved and Adopted

Approval of February and March Financials

Motion/Second/Approved and Adopted

Financials

Review February

- Heritage billing was adjusted to reflect new rate of \$240.00

Review March

- Anissa will call Heritage about moving \$1500.00 to reserve

2011 Dues Payments

- 9 Homeowners still owe \$185.00
- 1 Homeowner owes \$92.50
- 1 Homeowner owes \$90.00
- Motion/Second/Pass to waive mailing and interest fees on two accounts; Dues have been paid in full.

Late Notices for Unpaid Dues

- 30 Days Late on March 2, 2011 — 16 Homeowners received letters, mailed March 9, 2011
- 60 Days Late on April 1, 2011 — 11 Homeowners will receive letters and statements including interest for 60 days

Old Business

Liens

- None filed
- 2 need to be released
 - Anissa will get release forms ready and Bonnie will file them

Unpaid Accounts in Collections

- \$1613.86 turned into collections for 2009/2010 unpaid dues and fees
 - Note:** January and February 2011 Minutes had \$2049.48 as turned into collections. One account of \$435.62 was not received by Premier Collections. That account has since been paid and was not resubmitted.
- One account of \$944.30 is under legal review with collection agency
- One account of \$139.22 is in bankruptcy and collections cannot be pursued
 - Anissa will ask David @ Heritage if we can pull this account from collections, and is there a fee if we do?
- One account of \$530.34
 - Payment of \$510.02 was received from final foreclosure
 - Fee of \$113.75 is due to Premier Collections
- Per Jason at Premier Collections, courts will not honor adding collection fees onto the amount owed unless the covenants or bylaws mention the addition of fees specifically for collections.
 - Our CC&R's or Bylaws do not specifically state fees for collections can be charged to the Homeowner. Therefore the 35% collection fee is the responsibility of the HOA.

- Board discussed amending CC&R's to add language about collection fees being the responsibility of the Homeowner if unpaid accounts are turned over to a collection agency.
 - We would need a quorum of Homeowners to pass an amendment to the CC&R's
 - Table for further discussion; could be done at the 2012 Annual Meeting

New Business

March Compliance Walkthrough

- Completed March 1, 2011
- Noncompliance notices mailed:
 - Two for trailers or recreational vehicles not stored behind fence
 - Two for trash containers not stored behind fence or concealed area
 - Two for miscellaneous items that need to be moved to a concealed area
- One trailer issue still needs to be addressed
 - Anissa will talk to Linda for advice on this issue

April Compliance Walkthrough

- Completed April 5, 2011
- Noncompliance notices mailed:
 - Two for trash containers not stored behind fence or in a concealed area

Spring Newsletter

- Anissa will create newsletter
 - Announce new Board positions
 - Remind Homeowners Heritage is contact for issues
 - Settle issues with neighbors amongst yourself
 - "Housekeeping" reminders
 - Be proactive about weeds
 - Storage of trash containers, trailers, recreational vehicles, portable basketball hoops
 - Clean up after dogs
 - Retention pond area not for play

Architectural Committee

No new or revised plans have been submitted

Open Floor

Homeowner concern about cracks in street on East end of Royal Court

- Bonnie contacted City roads department, they will send someone to look at it. If it is considered an "emergency" it will be put on the list for seal/repair. Bonnie will follow up on this.

Homeowner complaint about a neighbors dogs barking and "charging" at the fence

- Don spoke to Homeowner who made complaint:
 - Advised Homeowner to contact animal control;
 - HOA Board is not here to handle neighbor-to-neighbor issues;
 - Homeowner needs to talk to the neighbor himself.

Irrigation Water

- Was sent to ditch weekend of April 1st
- Don closed the main valve; drain valves are open
- Don will, weather permitting, open the main valve partially this weekend or next

Meeting Adjourned

Motion/Second/Pass

- Adjourned at 6:12 p.m.