

Minutes of the Palace Estates Filings 1, 2, and 3 Homeowners Association Board of Directors Meeting held January 20, 2010 at 6:30pm at the offices of Heritage Property Management.

The meeting was called to order by Linda Edwards of Heritage Property Management.

Russ Ashby, of RDR Backflow and Property Services gave an update of the new irrigation pump system that is being installed. This expense was approved by all Boards last year.

A new 15 HP pump with a variable system drive will be installed to take the place of the two old, 5hp pumps. One of the 5hp pumps will be used as a back up and the other one stored for future use. Work is scheduled to begin early February, weather permitting. Russ will keep us informed.

The new pump should allow the system to run 24/7 but the Board suggested the system still be shut down during afternoon hours during the heat of the day. The Board also decided to review the watering schedule policy and may take action against residents who insist on watering all day, everyday. This is a waste of water and not good for the lawn or the pump system. Russ suggested individual property systems could be locked off if residents do not comply with any implemented schedule.

The Board asked that the Central High School Band be hired again, to clean weeds along the ditch. The pipe along 29 ½ Road needs a crack in the cement patched and a drain valve must be repaired prior to the system being started up.

Proposed budgets for 2010 were presented. Each Board will review and make any changes and approve for distribution with the notice of the annual meeting.

Each Board reviewed the list of delinquent accounts and agreed for letters to be sent giving a 30 deadline to pay in full or arrange for payments or a lien will be filed against the properties.

Linda Edwards reviewed the Policies and Procedures now required by the State. The Boards agreed to meet February 17, 2010 to formulate the Policies for Palace Estates. They will also review the Rules and Regulations and Fine Schedule and make changes as needed and the 2010 contract for RDR Services. The meeting will be held at Grand Mesa Medical at 6:30pm.

The annual meeting for all filings combined will be held Wednesday, March 24, 2010 6:30pm at Bookcliff Middle School Library. It will be followed by the annual meetings of the individual Filings.

There being no further business, the meeting was adjourned.

Submitted by: Linda Edwards, Broker Associate
Heritage Property Management

Monarch Glen HOA Annual Meeting

January 25, 2010 Meeting Minutes

Board Members Present: Amber Wyley, President
Ann Shed, Vice President
Anissa Hatcher, Secretary/Treasurer
Lena Watts, Member at Large

Heritage Property Mgmt: Linda Edwards

Next Board Meeting: February 2, 2010; 5:30 p.m., at 3023 Royal Ct.

Meeting called to order at 6:32 p.m. by Amber Wyley, Board President

Establish Quorum

Roster sheet signed as attendees entered meeting

13 Owners present; 3 proxies presented; no quorum established

Approval of Annual Meeting Minutes from April 9, 2009

No questions from Board or Owners

Approved and Adopted

Presentation of 2010 HOA Budget

No questions from Board or Owners

Approved and Adopted

Old Business

Amber discussed raising of dues 6.3% to \$185.00 due to additional expenses for 2010, including: 1) silt dig-out needed at retention pond; 2) need for metal grate to be installed in the concrete fixture in the retention pond; 3) snow removal along 30 Road and in common areas.

- Noted: Question rose from an Owner about retention pond, does the farm property to the North of the subdivision also use the drainage area, and should that property be partially responsible for maintenance? Amber will check into this and provide findings to the new Board.

2010 landscaping will again be provided by High Performance at the rate of \$345.00/month, which is the same rate as in 2009.

Landscaping at homes has been kept up well within the neighborhood. Thank you to all the Owners for their hard work.

Savings account to establish an emergency fund was opened with a beginning deposit of \$1500.00.

Policies & Procedures have been adopted by the Board. There were no comments from Owners who attended the review meeting in November 2009. These documents will be added to Heritage's website.

Reminder about trash containers; they are to be out on the day of trash service only.

Reminder to please comply with the "No Trespassing" signs posted in retention pond area.

New Business

Board approved \$200.00 expense for the building and installation of the grate for the concrete fixture in the retention pond area. This work will be done by RDR Property Services.

Snow removal on 30 Road and in common areas is HOA responsibility. Board would like to extend a thank you to whoever has been clearing snow in the common areas.

Fence at retention pond needs to be repaired or replaced, and the next Board needs to start budgeting for this expense. A committee could be formed to help with obtaining bids for repairing or replacing the fence, and to find volunteers within the neighborhood to help build a fence should that option be chosen. There is a problem with the existing fence not being repaired by the properties to the South and kids are coming through the fence from those properties to play in the pond area.

- Noted: One homeowner suggested vinyl fence for purposes of less maintenance.
- Noted: One owner expressed they do not feel HOA should be paying to have a fence built; the existing fence should be repaired by (or with) the cooperation of the homeowners to the South.

Group rate for sprinkler blow-outs

- If Owners are interested, the current Board has researched and found a provider who will give a discount when a certain amount of homes use his service. The Board will provide this information to those who are interested.

Group rate for trash service

- Board researched options and it was decided not to pursue this service at this time, as those providers who were contacted did not provide a group price break.
- Board tabled the issue as "Old Business" for the new Board.

Amber advised there have been unlocked vehicles in the neighborhood that have been broken into. Please remember to lock all vehicles and doors to your home. Amber suggested a committee for a neighborhood watch could be formed to inform neighbors about what to look for so we can all work together to keep our neighborhood safe.

- Noted: One Owner inquired as to the availability of our Neighborhood Resource Officer(s) with the GJPD to address the HOA on this matter. This is an option if the new Board decides to pursue this further.

Amber reminded Owners that the HOA Board has an email address, Monarchglen@gmail.com, which Owners can use to contact the Board with HOA concerns or questions.

Nominations/Volunteers for Board; Voting

Anissa Hatcher was nominated for Board

Bonnie Higgins volunteered for Board

Chuck Jones volunteered for Board

Don Watts was nominated for Board

Motion/second/pass, via show of hands, to have Anissa Hatcher, Bonnie Higgins, Chuck Jones, and Don Watts as 2010 Board Members.

- One opposition noted

Ann Shed volunteered to be part of a "fence committee". New Board needs to get more volunteers. New Board can contact Ann when more have volunteered.

Open Floor

One member would like to have the group trash service looked into further for the neighborhood.

- Lena Watts made point of interest: As previously mentioned better pricing was not quoted by local companies for group service. Current Board discussed this matter in detail, and other reasons for tabling the issue were: 1) Board was not certain how billing for a group service would be applied, would it go through Heritage or each Owner; 2) Board did not feel the truck traffic through the neighborhood would necessarily be reduced. Therefore, as mentioned, current Board tabled the discussion for the 2010 Board to pursue if they choose to do so.

Motion/second to adjourn meeting

Meeting adjourned at 7:06 p.m. by Amber Wyley, Board President