

MONACO ESTATES HOMEOWNERS' ASSOCIATION

ORGANIZATIONAL/BOARD MEETING MINUTES

MONDAY, February 17, 2025

CALL TO ORDER: The meeting was called to order by Rob Ellison at 6:00pm.

VERIFY QUORUM: Rob Ellison and Audrey Smith were present. Eugene Ruberte was not able to attend. Kathy Watts represented Dragon Property Management.

APPROVAL OF MINUTES:

Audrey Smith made a motion to accept the minutes from the October 30, 2024 Budget Meeting as presented. Rob Ellison seconded the motion and it passed by unanimous voice vote.

NOMINATION/ELECTION OF OFFICERS:

Rob Ellison made a motion for the 2025 positions to stay the same as 2024. With Rob Ellison as President, Eugene Ruberte as Treasurer and Audrey Smith serving as Secretary. Audrey Smith seconded the motion and the motion passed unanimous voice vote.

ANNOUNCEMENT OF OFFICERS:

President: Rob Ellison

Vice President:

Treasurer: Eugene Ruberte

Secretary: Audrey Smith

UNFINISHED BUSINESS:

Entrance Signs: Thank you whomever cleaned the signs up front. This enabled us to save funds by not ordering a replacement.

NEW BUSINESS:

2025 Garage Sales:

The Spring garage sale is scheduled for Friday & Saturday, March 21st and 22nd between 8am and 1pm

The Fall garage sale is scheduled for Friday & Saturday, October 17th and 18th between 8am and 1pm

Mulch:

Rob Ellison made a motion to approve the proposal from Lowes Lawn Care for mulch at the entrance plus the plant beds on the north and south side of the entrance for a cost of \$1040.00. Audrey Smith seconded the motion and the motion passed unanimous voice vote.

Replace plants:

This issue has been tabled.

Fountains-Aerators:

Solitude Lake Management was called by management to inspect the fountains and aerators to determine if they share the same timers and motors. They have separate timers and the aerator appears to be running fine. It was determined the fountain may need a new pump. They will provide a quote for the repairs. Management will be asking if the issue is the fact there are 2 fountains and whether there would still be issues if we just had one fountain in the middle.

NEXT MEETING: The next Board Meeting will be scheduled for some time in October and owners will receive budget information.

ADJOURNMENT: With no further business to discuss, Rob Ellison motioned to adjourned at 6:30pm. Audrey Smith seconded the motion and the motion passed unanimous voice vote.

Respectfully submitted,

Kathy Watts

Kathy Watts, CMCA, LCAM

Dragon Property Management