

Minutes from the Homeowners Association Board Meeting for Village at Monument

February 4, 2016

The meeting was opened by President Paul Baerman at 7:00 p.m.

ROLL CALL: Roll call was taken by use of a sign-in sheet. Those present were: Joanna Anaradian, Paul Baerman, Sonya Camarco, Carolyn Hodges, Eddie Ortiz, Janet Savage, LaNell Stovall, and John and Colleen Williams.

PROOF OF NOTICE: Paul Baerman noted that this meeting was announced via email and on the website.

OPENING DISCUSSION/ANNOUNCEMENTS: Ms. Camarco announced that as of March electronic invoices will now be sent unless a homeowner would rather opt out. She will continue to send out paper invoices to those who request it.

READING OF MINUTES: Paul Baerman stated that the November board minutes were posted on the website as well as were sent to current Board members for their perusal ahead of the February meeting. A motion to approve the November minutes was made by Joanna Anaradian and seconded by Eddie Ortiz. It was unanimously approved by those present.

REPORTS: The treasurer's report was presented by Sonya Camarco. The Profit and Loss Budget vs. Actual was presented for Jan.-Dec. 2015. It was noted that attorney's fees went up due to counsel needed regarding flooding issues from this past spring. Next, the following reports were also presented: Profit and Loss Budget Overview for Jan.-December 2016; Balance Sheet as of Feb. 11, 2016; Profit and Loss for Jan. 1-Feb. 11, 2016; and Profit and Loss Budget vs. Actual for Jan. 1-Feb. 11, 2016. Members were given ample opportunity to view and discuss the items on the various reports. Ms. Camarco stated that some of the budget categories could be redistributed if necessary. She also stated that there are no delinquencies at this time. Discussion ensued regarding reviewing and prioritizing work plans for spring projects (concrete repair, lifting, drainage, and fencing) as well as preparing longer range plans for handling roofing and painting on the west side. After discussion, a motion to approve the treasurer's report was made by Joanna Anaradian and seconded by Eddie Ortiz. It was approved unanimously by those members present.

UNFINISHED BUSINESS: 1) Wooden address sign posts on the west side will need to be repaired and/or replaced. The Board will address sign specifics in the spring. Residents on the west side are encouraged to paint their house numbers black to make them easier to see and cars on the street/cul de sac should not park in front of the signs. In the same way, east side residents are encouraged to paint their house numbers black as well. Individual homeowners may install solar lights in order to reflect their house numbers at their own expense. 2) Picnic tables and benches will be purchased for the north and south common areas. Ms. Camarco volunteered to check with both the town of Monument and El Paso County on the tables they install. Use of the south common area by non-residents of the Village at Monument will be discouraged by "private property" signage once the wording is clarified by our legal team.

NEW BUSINESS: 1) Ice on north facing areas in quadrangles continues to be a problem. Build up from both the smaller and larger storms will be discussed by the Board president with the snow contractor to see what can be done. 2) It was emphasized that parking in the quadrangles is for delivery/pick up/emergency/short visit use only. 3) A small group within the Board continues work on providing a clear description of homeowner maintenance responsibilities (with separate graphics) of both the HOA and owners on the east and west sides. 4) Addition of street lighting near the southern-most mailbox in Village at Monument has been discussed with the Monument Planning Department. 5) The Board, acting in its role as Architectural Control Committee, granted approval of a door to replace an eastward facing garage window at 16839 BVP. 6) The Board president will speak to All-American Landscaping about final cleanup work not completed in 2015.

ADJOURNMENT: A motion to adjourn was made by Joanna Anaradian, seconded by Janet Savage, and unanimously approved by those present. The meeting was adjourned by President Baerman at approximately 8:15 p.m.