

# Minutes from the Homeowners Association Board Meeting for Village at Monument

May 5, 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, Normadale McLean, Eddie Ortiz, Carol Richmond, Daryl Richmond, Phil Savage, and LaNell Stovall.

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

OPENING DISCUSSION/ANNOUNCEMENTS: Sonya Camarco, treasurer, was unable to attend the meeting. She sent a copy of the treasurer's report for review and approval.

READING OF MINUTES: Paul Baerman stated that the February board minutes were posted on the website as well as were sent to current Board members for their perusal ahead of the May meeting. A motion to approve same was made by Daryl Richmond and seconded by Paul Baerman. They were unanimously approved by those present.

REPORTS: The treasurer's report was approved by all present having been moved and seconded by Daryl Richmond and Paul Baerman.

## UNFINISHED BUSINESS:

- From a health and safety standpoint, the visibility of both east and west side house numbers from the street remains a source of concern. The problem is two-fold: the gold house numbers, especially under certain lighting conditions, are not easily read. On the west side, this problem is compounded by the back and front duplex nature of the homes. The HOA President met with the Monument Metropolitan Fire District Fire Marshall on site to discuss these issues. It was determined that the solution should consist of: (1) painting all house numbers in the Village matte black to provide better contrast and (2) have El Paso County 911 Graphic Information Services more accurately map our area. [Note: The latter was accomplished in late April and verified by HOA President with Bonnie Foster, 911 Senior GIS Analyst on May 6.] Phil Savage then moved that the house numbers be painted black and this was seconded by Eddie Ortiz. The HOA Board approved this motion. The HOA Board voted to request all residents paint their house numbers matte black by June 15 and for those unable to do so, a volunteer team will do so NLT July 1.
- Removal of house number signs on west side: Eddie Ortiz moved to have them taken down. Joanna Anaradian seconded the motion and the Board unanimously approved since the signs will no longer be needed with the changes indicated above.
- A maintenance review team head by the HOA Vice President will inspect the Village in late May for concrete, landscaping, painting/roofing, and fence repair items, etc. with a goal of preparing

short-range (one year) and long-range (2-5 year) plans and a cost budget to allow better allocation of HOA funds. The team start date will be May 26.

- The same maintenance review team will also assess the aesthetics and cost-benefit (to include water savings) of replacing some mulched areas with landscaping rock. The team will coordinate with the landscaping contractor in this regard. The landscaping contractor will also repair the damage caused by his snow removal operations.
- North and south common area dog signs: Eddie Ortiz moved to buy sign option #1 (“Be a Good Neighbor – Leash and Pick Up After Your Pet”) for pet safety and human health reasons. Joanna Anaradian seconded the motion. Paul Baerman will purchase the two signs for less than \$50.
- Aspen trees spraying: LaNell Stovall moved to spend \$1,000 for spraying the trees due to Oyster Shell scale infection. Joanna Anaradian seconded. The Board unanimously approved.
- Maintenance graphics to assist in determining what are resident and HOA responsibilities: LaNell Stovall moved to accept the draft proposal and Eddie Ortiz seconded it. The Board unanimously approved. Eddie will work on final changes and submit to HOA President.

#### NEW BUSINESS:

- Garden Group plant money: Eddie Ortiz moved to allow a budget amount of \$250 for planting at the two entrance signs. Phil Savage seconded. The Board unanimously approved. The Village Gardening Group will meet on June 14th at the Village entry signs at 9AM to plant these flowers.
- Protective covers: The suggestion was made to buy protective covers for the new benches and tables recently installed in the community areas. The motion to do so was made by Eddie Ortiz and seconded by Joanna Anaradian. The Board unanimously approved.
- Paul Baerman created for the Village website a section entitled “Top Ten Frequently Asked Questions” designed particularly for new residents. Questions and answers are primarily based on the Village covenants (including *Reader’s Digest*-like excerpts of Articles VI and VII of the covenants). The excerpts focus on covenant restrictions and the Architectural Control process.
- The Board thanked the 12 folks who were involved in the purchase and assembly of the new outdoor furniture for Village common areas.
- The Board voted to select Saturday, July 9th for the annual Village Summer Picnic.
- The Board, acting as the Architectural Control Committee, requested more information from Paul Baerman about flowerboxes placed on front of homes before it would consider the matter. Paul will email that info to the Board.

ADJOURNMENT: The meeting concluded at approximately 8:30 p.m.