

Minutes from the Homeowners Association Board Meeting for Village at Monument

August 4, 2016

Opening of meeting: The meeting was opened by President Joanna Anaradian at 7:00 p.m. She announced that Paul Baerman had to step down as president due to health issues. Eddie Ortiz has also resigned. These positions will be replaced at the Annual Membership meeting in November.

Roll call: Roll call was taken by use of a sign-in sheet. Those present were board members Phil Savage, Daryl Richmond, Sonya Camarco, Joanna Anaradian, Paul Baerman, and LaNell Stovall. Other residents present included: Joe Rubinstein, Erby Youngblood, Normadale McLean, JoAnne Hilton-Gabeler, Carol Richmond, Vinay Bhumannavar, Robert Anaradian, and Pat Hammond.

Proof of Notice of Meeting: notice of meeting has been posted on our website for the last several months. General agenda reminders were emailed to homeowners July 15 and again on August 2. Residents also receive notice with the quarterly billing sent out by Sonya Camarco.

Report of officers: Secretary LaNell Stovall reiterated that the May minutes have been available on the website since our meeting. All are encouraged to read them before attending the current board meeting. Sonya Camarco moved to approve the May minutes. Daryl Richmond seconded it. All were in favor. Next, treasurer Sonya Camarco shared the treasurer's report. Reports included a balance sheet as of July 31, 2016; profit and loss January through July 2016; expenses by vendor detail, January through August 3, 2016; and profit and loss budget performance, January through December 2016. It was noted that our water bills have gone up greatly due to the Town of Monument raising the rates recently. Joanna Anaradian moved to approve the reports. Phil Savage seconded it. All approved.

OLD BUSINESS:

- All house numbers have been painted black and all road signs have been removed.
- Rock vs. mulch in the common areas: due to this summer's cost of water line repairs, this decision is tabled until the November board meeting. Residents are asked to give input on the mulch vs. rock issues by that time so that we can include costs in the next budget.
- Dog signs in the common areas are completed. Thank you, Paul Baerman.
- Spring inspection team completed the following tasks:
 1. Concrete seals were done July 21.
 2. Concrete replacement will wait until 2017. Erby Youngblood noted that his porch (on the west side at 16898) was cracked and Mrs. Anaradian stated that she would look at that problem.
 3. Fences have been repaired.
 4. Painting of 2 units began on July 25 and are completed. 5-Star Painting is the vendor and homeowners expressed satisfaction with the quality.
 5. Tree replacement has been completed.
 6. Summer picnic was held July 9 and was well attended. Thanks to Mr. and Mrs. Anaradian for their organization.

7. The Garden Club has improved and added plants by our two signs and continues to maintain them. Thank you to LaNell Stovall, Kerry Baerman, and others.
8. Aspen trees were all sprayed for Oyster Shell scale infection.

OLD BUSINESS IN PROGRESS:

Snow removal damaged items are waiting for resolution. We are waiting for two plants to be replaced. The east side/west side maintenance graphics project is on-going. Phil Savage and now Vinay Bhumannavar will work on a mid-August deadline for completion. When completed, after Board approval, the project will be sent to our attorney. This project will delineate what are resident and HOA responsibilities and will be available on the website.

NEW BUSINESS:

- Paul Baerman gave a presentation on HOA short and long-term plans on issues such as painting of units, concrete work, maintenance, roofing, etc. The goal is to have this information on the website as well. (A side note on roofs: after every Labor Day the west side roofs are inspected.)
- Watering status and water monitors. Mrs. Anaradian reported spending many hours trouble shooting our sprinkler system. All sprinklers are in working order except for Mr. Baerman and Mrs. Stovall's side yards. An expert on sprinklers is being brought in since our landscaper couldn't figure out the cause of this problem. In the meantime, the Baermans and Stovalls are having to water on their own.
Mrs. Anaradian has designated the following persons to be water monitors and to have keys to the water boxes/sprinkler units. They are: Paul Baerman, Phil Savage, John Williams, Paul Gagich, and herself. They will help residents problem solve water issues in their areas and will notify Mrs. Anaradian of watering problems and turn off systems if and when necessary.
- Community picnic areas: Mrs. Anaradian handed out keys to the north and south picnic tables and for the actual BBQ to Sonya Camarco, Paul Baerman, and herself. It was stated that if a resident wants to use the picnic areas they are welcome to do so. The propane tank for the BBQ is kept in the Anaradian's garage.
- HOA volunteer work crew: Mrs. Anaradian has compiled a list of volunteers who will help weed, trim, spray, and do general landscaping improvement in the common areas and for some residents who need help with their yards. A workday has been scheduled for Saturday, August 13, at 8:00 a.m. Please meet at the north picnic area. Mrs. Anaradian will email a list of potential jobs.
- East side trees: a question was brought up about whether or not the trees outside the back gates but before the driveway are the responsibility of the resident or the HOA. According to the covenants, they are under the HOA's care and cannot be cut down.
- Fall social: We will have a fall social/picnic on October 1 at noon at the north BBQ area. Mrs. Anaradian will send out info at a later time.
- Pre-snow advice: It was mentioned by Mrs. Anaradian that purchasing a type of cleat for your shoes will help prevent falling on the ice. Residents are encouraged to make such a purchase.

- Pat Hammond brought up the question of replacing mulch. *See Old Business above*. It is also noted by Vinay Bhumannavar that in some places like California, they are painting the grass due to drought. He will research this idea and get back to the Board.
- It was requested by Mrs. Camarco to change our Board meeting time from 7:00 to 6:00 p.m. She moved to do so; Mrs. Anaradian seconded it; it was approved.
- Lynne Rupp has requested that she be allowed to organize a garage sale in the community. Discussion centered on traffic issues especially on the east side. It was decided that a front yard sale would be ok rather than a garage sale. Mrs. Anaradian will contact Mrs. Rupp and explain. Mrs. Rupp will need to organize this yard sale and give the Board the info before we can approve.
- Phil Savage is proceeding with an already approved "steps" project on his side yard. He also stated that he wants to paint his front door and will send the Board a color sample.
- The terms of current officers were reviewed by Mrs. Anaradian.
- Mrs. Stovall brought up the subject of what policies or laws are in effect concerning the use (or non use!) of marijuana in our community. Phil Savage volunteered to check this out with the City of Monument police department.
- The HOA board acting as the Architectural Control Committee approved:
 - Paul Baerman was given permission to install a garage side door. Phil Savage moved to approve. LaNell Stovall seconded it. Approved by all.
 - JoAnne Hilton-Gabeler (16833) requested permission to paint her house green. She brought a sample. It was moved to accept by Daryl Richmond; seconded by LaNell Stovall; all approved.

Adjournment: Mrs. Anaradian moved to adjourn at 8:25 p.m. Phil Savage seconded it. All approved.