

Village at Monument HOA  
HOA Board Meeting  
Tri-Lakes Chamber of Commerce Community Conference Room  
February 8, 2018

**MEETING OPENING**

Meeting called to order at 6:01 PM by Vice President Savage at the TriLakes Chamber of Commerce Community Meeting Room. A poll of all attendees present at this time was taken and it was voted there would be no audio recording of the meeting.

**MEETING NOTIFICATION**

Notice posted on the website for several months; President Joanna Anaradian sent out an email to everyone individually on Jan 4, 2018. Phil Savage placed in each door a flyer with the notice of meeting on Jan.11 - 12, 2018.

**ROLL CALL**

- Board attendees: Phil Savage, Paul Baerman, Carolyn Ihrig, Joseph Rubinstein, and John Williams. Joanna Anaradian and Daryl Richmond were absent and excused.
- Other members in attendance: Laura Kronick, Erby Youngblood, JoAnne Hilton-Gabeler, Janet Savage, Guenter Ihrig, Linda Baker, Pat Hammond, and Carolyn Hodges, and Colleen Williams.

**PRESENTATION**

Vice President Savage presented Officer Andrew Romano from the Monument PD who addressed the attendees regarding his position as Police Community Resource Officer and Community Watch. He noted crime is up in Monument but the town is still a safe place. He remarked about the need to watch for suspicious activities, open garage doors, unlocked cars, etc., and the need to call police quickly if actions require.

Discussion followed and the Board will take under consideration instituting a Community Watch program in the Village at Monument. He recommended going to the NNW.org (National Neighborhood Watch) website for more information.

**READING OF MINUTES**

Paul Baerman, HOA, Secretary, read the minutes of the November 30, 2017 Annual Meeting and noted that the HOA Board held a brief planning meeting on February 1st at the home of Joanna Anaradian for the purpose of planning and organizing the agenda for this meeting. Copies of that agenda were passed out to attendees.

**REPORT OF VICE PRESIDENT**

- Vice President Savage presented updates on the cases against our former Treasurer, Sonya Camarco, including:
  - ❖ The SEC review of information prior to trial with a civil court date not earlier than January 2019.

- ❖ The criminal case against her will be arraigned mid-February 2018 and the outcomes (if found guilty) of assignment of restitution, jail or other punishment. Re restitution, it might be possible to recover part of our losses but that would be proportionate to all other persons who have suffered losses.
- ❖ The HOA is presently receiving quarterly dues on her property but it cannot place a lien or other restriction against her property as the Federal government has first rights to recovery and already has a lien against her property.
- Reference the law suit against the HOA: The HOA Board and the Defendants are restricted from speaking about this case. The HOA lawyer has advised, however, to proceed with a revote on the landscape improvements assessment from last June since the process did not receive 67% vote of the total membership to due misunderstanding of the assessment rule and its requirements. The revote process will require mailing out letters to each owner and first mortgagee. This process will require between 30 and 60 days notice to all. Currently the HOA Board plans to hold this revote at the May Board meeting. Votes may be in person or by proxy. This revote will ensure all proper procedures per the Covenants have occurred. Notes: the landscaping assessment is due in full by June 30, 2018; anyone in a hardship situation due to this assessment may speak to the Board and the case will be reviewed on an individual basis; at the present time 52.27 % of the HOA members have paid all the assessment; 13.63% have paid more than 1/2; 18.18% have paid less than 1/2; and 13.63% have paid nothing.
- Regarding the landscaping assessment, three areas were not included in the original bid last spring. With the surplus of rock that remained when the original contract was finished, the foreman agreed at no extra cost to spread the surplus rock where it was needed and included the drop sheets and labor. Consequently, two areas not included in the original bid were updated, saving the HOA about \$6,000.00.

## TREASURER REPORT

In the absence of Daryl Richmond, Carolyn Ihrig gave the Balance Sheet and Profit and Loss Balance Sheet reports as of January 31, 2018. John Williams moved these reports be accepted, Joe Rubinstein seconded and the Board approved unanimously. Carolyn Ihrig noted she was prepared to provide copies of the reports to anyone who requested them with her explanation after the meeting.

- Carolyn Ihrig noted Treasurer Daryl Richmond has requested a change/addition in the wording of our *Declaration of Covenants' Rules and Procedures* to clarify the dues payments process accommodating monthly payments as well as the standard quarterly payment. This proposed change has been posted on the website for some time. While the standard is pre-payment prior to the start of the quarter, the change would allow pre-payment prior to the start of the month and indicates the details of the change (called the Monthly Installment Payment Option) to include grace periods, penalty and interest charges. After some discussion and questions asked and answered, Paul Baerman moved this change be accepted, Phil Savage seconded and the Board approved the change unanimously.
- Other changes: The HOA now has three persons looking at all account information and payments to ensure oversight as to what bills come in and when they are paid and in what amounts.

## **OTHER COMMITTEE REPORTS**

No reports at this time.

## **UNFINISHED BUSINESS**

- West-side roofs were inspected in November 2017 and minor repairs were completed.
- West-side gutters were cleaned and inspected in December 2017.
- Paul Baerman indicated he is still working on updating and editing our documents.
- Concrete and mud jacking repairs remain incomplete. These repairs again will be reassessed this spring during the walk around inspection. At the same time west-side decks and all fences will be evaluated for staining and safety/structural integrity. West-side unit(s) will be evaluated for painting. The amount of HOA work accomplished will depend on our budget. Note: It has never been the responsibility of the HOA to stain the interior of the decks. At one time the HOA did stain the outside perimeter of the decks and also took on staining the interior as well until persons were unhappy with the quality of the work. It was then decided that each homeowner be responsible for their entire deck staining. The reminder to do this is sent out each spring. If failure to maintain your deck becomes the reason for structural problems with your deck then the repair of the deck will become your responsibility.

## **NEW BUSINESS**

- Landscaping Contract: Metco Landscaping Company has submitted the new landscaping maintenance contract for spring and summer 2018. One area still requiring mulch will be completed in spring 2018 at a cost of approximately \$500.00. The common area lawn in front of 16958 will be reseeded early this spring at a cost of approximately \$600.00.
- An email was sent out on February 5, 2018 to homeowners regarding maintenance of their properties: specifically for those who feel they can no longer manage their own private areas in the front walkway and/or their back garden areas and would like to hire a worker to manage their private areas for them. The email also included an offer to coordinate consolidated painting and deck staining projects. The deadline for responses is February 20, 2018. The HOA President would gather any return email responses to determine if the work can be bundled in order to obtain a multi-project discount from Five-Star Painting Company (who has offered this discount in the past for staining and painting) and from Metco (for private garden work).
- Metco has offered to water again due to the lack of moisture this winter season. The Board is awaiting Metco's bid.
- Safety: Several of our neighbors need some assistance. Be neighborly and assist when you are able. Each person must however, have a plan to assist themselves during medical emergencies. Please do not rely on neighbors for needed medical aid and are encourage to call 911 if medical assistance is needed. There could be personal liabilities if you call a neighbor and depend on them to drive you to Urgent Care or the Emergency Room.
- Board members have been canvassed to seek new Insurance bids for the HOA.
- JoAnne Hilton-Gabeler noted that the community steps between her house and 16921 Buffalo Valley Path pose a safety hazard at night and during icy conditions. She recommends lighting and handrails to prevent liability issues should someone fall. The Board will discuss these measures.

**CLOSING REMARKS**

Look for an official HOA letter providing more details on the revote on the landscaping assessment to arrive in late March.

**ADJOURNMENT**

Paul Baerman moved that the meeting be adjourned, seconded by Carolyn Ihrig. The Board unanimously approved the meeting was adjourned at 7:17 PM.

Submitted by: Paul Baerman, HOA Secretary, February 12, 2018.