

**Village at Monument HOA
HOA Board Quarterly Meeting
Tri-Lakes Chamber of Commerce Conference Room
166 Second Street, Monument, CO 80132
May 10, 2018**

MEETING OPENING

Meeting called to order at 6:05 PM by President Anaradian.

MEETING NOTIFICATION

Notice posted on the website for several months; in addition a certified letter to all owners and first mortgagees was sent out in mid-March announcing the meeting and vote.

ROLL CALL

- Board attendees: Joanna Anaradian, Phil Savage, Paul Baerman, Daryl Richmond, Carolyn Ihrig, Joseph Rubinstein, and John Williams.
- Other members in attendance: Laura Kronick, Erby Youngblood, JoAnne Hilton-Gabeler, Janet Savage, Guenter Ihrig, Linda Baker, Pat Hammond, Carolyn Hodges, Colleen Williams, Joanna Hilton-Gabeler, Vinay Bhumannavar, Dana and Kathy Park, Normadale McLean, Chuck and LaNell Stovall, Dorothy Wiley.

PRESENTATION AND VOTING

President Anaradian stated the regular meeting agenda would be delayed in order to vote on the special landscaping assessment ratification. She introduced the HOA's attorney, Mr. Bryce Meighan, who would oversee the voting and tabulation process.

Prior to the vote, Paul Baerman made opening remarks in a speech written by Kerry Baerman outlining their concern about the discord and expense being introduced into the neighborhood by the lawsuit against the last HOA Board and expressing a hope this can be resolved.

The landscaping ratification vote was held with 41 owners in attendance or by proxy (93%: note quorum requires 60%). The vote in favor of ratification was 39 to 1 (97.5%: note to pass requires 67%); there were four non-votes, including 16970 BVP which cannot vote due to SEC lien. The results were announced by the HOA lawyer, Mr. Bryce Meighan, who supervised the counting and tabulation of votes. This result means the June 2017 assessment is in effect with a payment due date of June 30th, 2018.

Comments by some of those in attendance indicated their support of both President Anaradian and the past board and a desire that the lawsuit be dropped.

President Anaradian and the minutes when read from the quarterly February 2018 HOA Board meeting reiterated the Board's willingness to consider payment plan options under certain conditions for those who have not yet paid.

READING OF MINUTES

Paul Baerman, HOA, Secretary, read the minutes of the February 8, 2018 quarterly board meeting and noted that the HOA Board held a brief planning meeting on May 5th at the home of Joanna Anaradian for the purpose of planning and organizing the agenda for this meeting. John Williams motioned the minutes be approved, Daryl Richmond seconded, and the Board approved unanimously.

REPORTS

Treasurer: Daryl Richmond presented the Balance Sheet as of April 30, 2018 and the Profit and Loss Budget Performance YTD reports. Copy of reports available from the Treasurer. After some discussion as to certain items, the financial reports were approved unanimously after being so motioned by Phil Savage and Carolyn Ihrig. Daryl Richmond remains ready to explain all details of the reports and bookkeeping system to interested HOA members.

OLD BUSINESS

President Anaradian in her remarks noted:

- The lawsuit against the previous Board is still continuing and that the court case against the HOA former treasurer, Ms. Camarco, will likely be tried in January 2019 in El Paso County Court. President Anaradian noted the HOA was doing all possible to ensure the fraud loss was remedied.
- A-1 Concrete will continue its step mud-jacking/safety work on May 22nd.
- An estimate for emplacing a sidewalk handrail near 16958 BVP is due next week.

NEW BUSINESS

- Painting of four units on the west side (16904/16898 and 16868/16862 BVP) this summer was approved by the Board. John Williams motion the painting be approved, Daryl Richmond seconded, and the Board approved unanimously. Anticipated painting start date is May 29th; to take 4-5 days. Others wishing to have their houses painted or decks stained by 5 Star Painting have had their names submitted to 5 Star (private contracts).
- President Anaradian will check with Metco Landscaping one final time to see if there is interest in private gardening contracts for those who have indicated a desire for gardening assistance.
- A summer social to be held on July 7th was approved. Details to follow. The Monument Fourth of July parade will be held on July 4 and will not interfere with HOA event.
- The Board approved (as the Architectural Control Committee), provided it inspects the material and its color beforehand, the use of Trex-type floorboards for replacement decking.
- The Board will review funding of replacement floor joists at 16898 Buffalo Valley Path, as requested by the Owner.
- The Board approved (as the Architectural Control Committee), the rock replacement project behind 16845 Buffalo Valley Path, as requested by the Owner.

OTHER

Residents were reminded that it is their responsibility to keep their garden areas from the sidewalk in to their houses in good shape and weed-free; it is also the responsibility of the homeowner to maintain their decking with stain. The structural safety of the deck is the responsibility of the HOA: deck maintenance falls to the homeowner. Failure to maintain the deck and subsequent rot or damage may be held liable to the owner.

CLOSING REMARKS

None.

ADJOURNMENT

Paul Baerman moved that the meeting be adjourned, seconded by Carolyn Ihrig. The Board unanimously approved and the meeting was adjourned at 7:42 PM.

Submitted by: Paul Baerman, HOA Secretary, May 13, 2018.