

**Village at Monument HOA
HOA Board Quarterly Meeting
Tri-Lakes Chamber of Commerce Conference Room
166 Second Street, Monument, CO 80132
August 9, 2018**

MEETING OPENING

Meeting called to order at 6:01 PM by President Anaradian.

MEETING NOTIFICATION

Notice posted on the website for several months and repeated in several HOA News email updates.

ROLL CALL

- Board attendees in attendance: Joanna Anaradian, Phil Savage, Paul Baerman, Daryl Richmond, Carolyn Ihrig, and Joseph Rubinstein. John Williams excused.
- Other members in attendance: Laura Kronick, JoAnne Hilton-Gabeler, Janet Savage, Guenter Ihrig, Pat Hammond, Carolyn Hodges, Carol Richmond, Dana and Kathi Park, Normadale McLean, LaNell Stovall, Dorothy Wiley.

READING OF MINUTES

Paul Baerman, HOA, Secretary, read the minutes of the May 8, 2018 quarterly board meeting. There were no corrections or additions. At this time Paul also commented on the progress of the project to consolidate governing documents. The project to consolidate the Declaration of Covenants, Annexation Amendment, By Laws, and Policies and Procedures is being put on hold for the time being. These documents have been edited by the Secretary and several HOA members. However, now the specific nature and cost of a legal review and the cost of recording with the El Paso County Clerk must be determined. If it is later decided by the HOA Board to proceed, the draft consolidated document will be placed on the HOA website for review, feedback, and comment by HOA members.

REPORTS

Treasurer: The Treasurer presented and explained the HOA Balance Sheet as of July 31, 2018 and the Profit and Loss YTD Budget Performance report. The Treasurer also noted that our American Family Insurance Company HOA insurance will expire effective September 15, 2018. It will not be renewed due to the company's indication that rising outlays, costs, and policy revisions do not make it feasible to continue to carry HOA insurance at this time without large insurance cost increases. The HOA broker is looking for other companies to cover the HOA and ensure that, per state statute, insurance will remain in place. Other Board members will also seek in insurance providers. A motion to accept the Treasurer's report was made by Paul Baerman and seconded by Carolyn Ihrig and approved unanimously by the Board.

The Treasurer also recommended that a Reserves Study Committee be appointed to review the "Replacement Reserves" section of the Financial Planning and Procedures document (Exhibit F of the Rules, Regulations, Policies and Procedures). The committee would bring a recommendation to the November 9, 2018 General Membership Meeting. The Treasurer will recruit and lead the committee.

OLD BUSINESS

President Anaradian in her remarks noted:

- Reference legal matters: 1.) The Camarco case sentencing date is September 21, 2018. A HOA Victim Impact Statement has been submitted to the court. The Village at Monument HOA is asking for a repayment of \$45,000. If Ms. Camarco cannot pay back this amount, the HOA has asked the court not to accept the plea deal. Those at the meeting on August 9th indicated approval of this action by a show of hands. 2.) The suit against the former HOA Board is still not resolved and is continuing.
- A-1 Concrete has completed its step mud-jacking/safety work.
- The sidewalk handrail project near 16958 BVP is complete.
- There was no other Old Business.

NEW BUSINESS

- President Anaradian gave notice that she will resign from the HOA president's office in November 2018 and asked that HOA members consider running for the Board.
- The HOA will be signing a new snow contract with Metco in August/September.
- Aspen trimming on the east and west sides and in the common areas will be studied by Paul Baerman. Homes whose owners need to weed and cut back plants on the sidewalk in front of or behind their homes will also be notified via email with a two-week deadline to accomplish the work. This clearance action (see Covenant Articles V and VII) will allow snow removal operations to be accomplished more efficiently. In most cases this work can be accomplished in one-half hour or less.
- A Village at Monument garage sale was discussed and basically set aside due to the layout of our neighborhood and the effects of outside cars in our alley and quadrangles. The Board said individual owners could hold yard sales on their own (possibly in partnership with other neighborhoods in the area) providing the sales did not restrict other owners' access to their homes.
- Paul Baerman took on the study of dog owners and their failure to obey existing signage in the common areas. New signs, their location and cost, talking to neighboring HOAs will be part of the study.
- The Board is looking at the Saturdays of September 29 and October 6 for the annual *Oktoberfest* picnic in the Village. The Secretary will determine a date preference via the HOA News update email. Note: update – both dates are AF-home football games; will look at September 22 for *Oktoberfest*.

OTHER DISCUSSION ITEMS

- Mail dropped at the Monument PO goes to Denver for distribution. If the letter's address is in Monument, put "Local" in a prominent place on the letter face and it will be sorted in Monument and get to the addressee faster.
- If you would like to assist in the preservation of the Village environment but not be a board member, please consider your strengths and consider this: the Board may form several sub-

committees (e.g., landscaping, irrigation system repair, architectural control, etc.) which you could join to assist maintaining our area.

CLOSING REMARKS

None.

ADJOURNMENT

Joe Rubinstein moved that the meeting be adjourned, seconded by Phil Savage. The Board unanimously approved and the meeting was adjourned at 7:33 PM.

Submitted by: Paul Baerman, HOA Secretary, August 11, 2018.