

**Village at Monument HOA
HOA Board Meeting
Tri-Lakes Chamber of Commerce Conference Room
Monument, CO 80132
February 21, 2019**

MEETING OPENING: Meeting called to order at 6:30 PM by Vice President Rubinstein.

MEETING NOTIFICATION: Notice posted on HOA news email and on website.

ROLL CALL

- Board members in attendance: Paul Baerman, Carolyn Ihrig, John Williams, Joseph Rubinstein and Jim Fitzpatrick. Phil Savage and Daryl Richmond were excused.
- Other HOA members in attendance: Joanna Anaradian, Laura Kronick, Denny and Dorothy Myers, and Joanne Hilton-Gabeler.

READING OF MINUTES: Minutes of January 24, 2019 minutes were read with one correction: amount paid to Joanna Anaradian for deck repair was \$2225, not \$2,250; subsequently corrected in January minutes. Jim Fitzpatrick moved minutes be accepted with correction, seconded by John Williams and unanimously approved by the Board.

REPORTS/DISCUSSION

Gutter Cleaning: Vice President Rubinstein stated Intrawest Seamless, Inc., the winner of the gutter cleaning contract will start the project when the weather is warm enough for several days work.

Bank Signature Authority: Vice President Rubinstein presented a paper (see attached to these minutes) indicating who was proposed to have signature authority of HOA funds. Joe Rubinstein moved the listing be accepted, seconded by Jim Fitzpatrick and unanimously approved by the Board.

Snow Removal: Jim Fitzpatrick updated the Board on the latest snow removal issues. General consensus was that the contractor needs to improve snow removal operations and be prepared to use the product Ice Melt on concrete as necessary; residents are also encouraged to use Ice Melt as needed. Jim has consulted with the contractor Metco as regards these issues.

Treasurer: Carolyn Ihrig, in place of Treasurer Richmond, presented the year-end Profit and Loss Budget Performance and December 31, 2018 Balance Sheet. She also presented the same reports as on end of January 2019. Discussions focused on snow removal costs and clarification of Lines 6000 and 6600 on the Profit and Loss Budget Performance Report. Carol explained these items and Paul Baerman moved the reports be accepted, seconded by Jim Fitzpatrick and the motion was approved unanimously by the Board. Joe requested that the total budget and spending be illustrated in a pie chart for easier understanding by the HOA. Carolyn will ensure this action will be accomplished.

Carolyn Ihrig also has received the new landscaping bid from Metco (an increase of 4%), the current contractor and is awaiting other bids.

Draft Maintenance Policies and Procedure: Work by Paul Baerman and Jim Fitzpatrick on the draft Maintenance P&P indicated the effort focused on the “how” of maintenance and the “what” was left to the Covenants and Annexation Amendment. P&P covered maintenance responsibilities of the HOA, east and west sides, and interiors plus Board discretion in determining responsibility for maintenance actions. Paul moved that the Board continue to review the draft Maintenance P&P and provide comments to the draft document can be updated and provided to the entire HOA on the website before presenting a final version for acceptance at the May quarterly meeting, seconded by Jim Fitzpatrick and unanimously approved by the Board.

Lawsuit Status: Vice President Rubinstein stated court-mandated mediation session is being coordinated and that a court date has been set for September 16, 2019 if needed.

Committees: No reports.

Unfinished (Old) Business: Carolyn Ihrig noted that the landscaping contract is due for renewal in March 2019.

New Business: Paul Baerman indicated a medical emergency took place in the Village that caused the first responders to be delayed in finding the correct west-side townhome. Paul said he had contacted the Tri-Lakes Fire Protection District and they were looking into the matter. It involved proper GIS emergency mapping, training of the first responders, and the unique layout of the west-side attached townhomes. Paul will continue investigating with TLFDP.

Executive Session: At 7:25 PM Vice President Rubinstein moved the Board commence Executive Session. Jim Fitzpatrick seconded and the motion passed unanimously. In Executive Session the Board further discussed the lawsuit against the Board, those owners in arrears with dues payments and actions with liens against delinquent payers.

ADJOURNMENT

Paul Baerman moved that the Board move out of Executive Session and the meeting be adjourned, seconded by John Williams. The Board unanimously approved and the meeting was adjourned at 7:41PM.

Submitted by: Paul Baerman, HOA Secretary, February 22, 2019.

Attachment: Signature Authority

The Village at Monument HOA
FINANCIAL SIGNATORIES APPROVAL
February 21, 2019

All checks \$7,000 or over require two authorized signatures.

Ent Credit Union

- Checking Account/Savings/Money Market Accounts(if established)
- Phil Savage, President
- Joseph Rubinstein, Vice President
- Daryl Richmond, Treasurer
- Carolyn Ihrig, Member at large

LPL Financial Account

- Account #.....3883
- Withdrawals require Board action prior to the withdrawal and must be signed by two officers.
- Phil Savage, President
- Joseph Rubinstein, Vice President
- Daryl Richmond, Treasurer
- Carolyn Ihrig, Member at Large