

**Village at Monument HOA
HOA Board Meeting
Tri-Lakes Chamber of Commerce Conference Room
Monument, CO 80132
July 11, 2019**

MEETING OPENING: Proceedings brought to order by President Savage at 6:30PM who also announced no voice or video recording of these proceedings is allowed.

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

ROLL CALL

- Board members in attendance: Paul Baerman, Phil Savage, John Williams, Carolyn Ihrig, Joe Rubinstein, Jim Fitzpatrick, and Daryl Richmond.
- Other HOA members in attendance: Joanne Hilton-Gabeler, Laura Kronick, Janet Savage, Carol Richmond, Joanna Anaradian, Guenter Ihrig, Linda Baker, and Normadale McLean.

READING OF MINUTES: Minutes of June 13, 2019 meeting were read by the Secretary, motion to accept by Jim Fitzpatrick, seconded by Joe Rubinstein, and approved by Board with three minor changes: 1). Under Insurance Extension, add: "Phil Savage indicated that, according to the HOA Lawyer Bryce Meigan, the HOA is responsible for bearing any legal costs for legal actions brought against HOA Board members while in performance of their HOA duties. Note: Because of the very high cost of legal defense, where possible, this requirement is covered by purchased insurance."; 2.) under Maintenance, Cement, and Roof Inspection, first line will read "President Savage will revamp..."; 3.) under New Business, line six will read "...permission to move his fence 18" to provide...."

Secretary Baerman also requested action by President Savage to complete revision work on the April 18 Maintenance List items so the May 9, 2019 minutes may be updated.

REPORTS/DISCUSSION

Board Terms: Per research by Daryl Richmond, there appears to a board term/election misunderstanding. Certain individuals elected/appointed to the board and filling terms of directors who have left have not been correctly tracked as to the term end date of those whose positions they have filled. With the loss/resignation of five members (LaNell Stovall, Joanna Anaradian, Vinay Bhumannavar, Sonya Camarco, and Eddie Ortiz) in a relatively short time period, some confusion exists as to correct term end dates. Consequently, the board decided (motioned by Phil Savage, seconded by Paul Baerman, and approved unanimously by the Board with only 90 days (Nov 2019) remaining until the annual election period) to reappoint until the November elections Phil Savage, Carolyn Ihrig, Joseph Rubinstein, and John Williams to maintain continuity.

With open positions in November, the Board discussed the necessity of spreading term end dates appropriately.

Treasurer's Report: Treasurer Richmond presented the June 2019 Profit/Loss Budget performance and June 2019 Balance sheets. He noted in particular savings in Line 6040 (Trash Removal), 6021 (Water

Bills), and expenses for Line 6041 (Snow Removal) of the Budget Performance sheet. He stated he will be looking for savings to pay for the snow expense overage. The June presentation was approved (motioned for approval by Carolyn Ihrig, seconded by Jim Fitzpatrick, and approved unanimously by the Board.)

Presentation Metco: Tony Delphia and Kim Birkman from Metco, the HOA contractor for landscaping and snow removal presented their firm's assessment of actions during the last year and answered questions. Joanna Anaradian said she felt the snow removal operations this past year in the quadrangle area were substandard and asked that the new contract to be bid delineate clearly what must be accomplished in these locations (Phil Savage and Jim Fitzpatrick will review the contract). Guenter Ihrig, the Board-appointed irrigation oversight, was commended for his efforts to study, maintain, and work with Metco experts on the irrigation system. He also noted that communication with Metco needed to be improved and his willingness to work closely with Metco. The Metco representative indicated they would study the landscaping contract further to prevent mis-communications and increase availability.

Cement and Roof/Annual Maintenance Walk-Around: Phil Savage, John Williams and Paul Baerman will review the submitted mud jacking and cement bids to determine the priority of work on the HOA items and were given permission to execute the first priority projects in areas near 16833 and 16946 Buffalo Valley Path.

Other:

- Insurance: Joe Rubinstein, Carolyn Ihrig, and Daryl Richmond were appointed as a committee to find more DAO insurance options.
- Board Meetings: Date for the meeting in September have been changed due to the Tri-Lakes Conference Room being unavailable. The September meeting is now scheduled for Wednesday, September 11th at the usual time. Phil Savage stated he will be out of town for both the August 8th and September 11th meeting and asked if the board wanted to change the meeting dates or hold the meetings as scheduled. The board decided to hold both meetings as now scheduled.
- Paul Baerman will check with Waste Management reference their 2' x2' cardboard size recyclable recommendation and new recycling guidelines and post to HOA news emails.
- Paul Baerman will submit to the Board for review letters to residents/owners requesting needed individual landscaping maintenance or home repair. Once the letters are approved, Paul will make contact as appropriate by phone and/or registered letter as necessary. This motion made by Phil Savage, seconded by Carolyn Ihrig, and unanimously approved by the Board

Discussion Items Postponed: Due to the length of the meeting, the following agenda items were postponed for later discussion:

- Landscape Committee - Dead Trees
- Annual Picnic
- Governing Document Review Committee
- Maintenance Agreement
- New Business - Deck Repair

Executive Session: The Board moved into executive session at 8:27PM to discuss the mediation session scheduled on July 24th in the Kronick lawsuit; dues in arrears; and DAO insurance.

Adjournment: The Board moved from executive session at 8:46PM. There was no further action taken. Paul Baerman then motioned for adjournment of the regular Board meeting, seconded by Carolyn Ihrig and approved by the Board unanimously at 8:47PM.

Submitted by: Paul Baerman, HOA Secretary, July 14, 2019.