

**Corrected per August
board meeting**

Village at Monument
HOA Board Meeting
August 14, 2019 6:30 PM
Chamber of Commerce Building

MEETING OPENING: Proceedings brought to order Paul Baerman at 6:30 PM.

MEETING NOTIFICATION: Notice posted on HOA news email and on website. Paul Baerman indicated this meeting would be taped per the recent settlement agreement. However, due to microphone difficulties, the audio was indecipherable and useless. An omni-directional microphone is needed and will be obtained.

ROLL CALL:

- Board members in attendance: Paul Baerman, Jim Fitzpatrick, Daryl Richmond, and Carolyn Ihrig. John Williams, Joseph Rubinstein, and Phil Savage were excused.
- Other HOA members in attendance: Linda Baker, Laura Kronick, Erby Youngblood, Guenter Ihrig, Carolyn Hodges, Joanne Hilton-Gabeler, Patricia Hammond, Normadale McLean, and Stan Thrift.
- Others: Kim Birkman and Tony Delphia from Metco.

READING OF MINUTES: Minutes of July 11, 2019 Board meeting were briefly discussed and July 30, 2019 Executive Session were read by the HOA Secretary. Motion made by Carolyn Ihrig to approve both sets of minutes, seconded by Jim Fitzpatrick and approved by the Board. Note: the July 11 minutes were subsequently corrected to indicate a 4-2 vote, not 5-2 with Carolyn Ihrig's absence.

REPORTS/DISCUSSION:

Metco: Kim Birkman from Metco indicated backflow valve testing had been completed and results received by the town of Monument and given to the Board. Kim also extolled the job Guenter Ihrig had done alone and in combination with Metco with the irrigation system. In regard to Guenter's work, Paul Baerman motioned that Guenter be given a \$100 gift card for his efforts, seconded by Jim Fitzpatrick and approved unanimously by the Board. Paul will take care of purchase and delivery to Guenter as soon as possible (note: accomplished on August 15).

Treasurer's Report: Daryl Richmond presented the July 2019 Balance Sheet and Profit and Loss Performance with explanations for minor adjustments to be made in the next yearly budget as well as shifting on the Balance Sheet funds from savings (line 1021) to money market (line 1025) to obtain a better interest rate.

- Receipt of restitution from Sonya Comarco's conviction is being handled by Phil Savage, who has not yet contacted the Court.

- Reserve Study – the reserve study is a requirement in the Covenants and Daryl proposed that next year's budget include a \$1,700 line for the study which would be done thereafter every 3-5 years. The Board after discussion agreed unanimously with Jim Fitzpatrick so moving and Paul Baerman seconding.
- Snow Contract – The major funding shortfall for snow removal this year caused by severe storms was studied by Daryl and he presented various adjustment of funds from the 2019 budget to address the problem. As a consequence, Daryl motioned, seconded by Jim Fitzpatrick and approved unanimously by the Board that expected savings in Line 6021/Water Bills (\$-4,000), Line 6040/Trash Removal (-\$1,000), Line 6044/Legal Fees (-\$1,000), and Line 6099/Contingency Reserve (-\$500) as shown be transferred to Line 6041/Snow Removal (+\$6,500).
- Snow Contract – Jim Fitzpatrick will attempt to have a 2019-2020 snow contract in place by early September after final adjustments to the current contract are sent to the bidders, and returned and bid approved by the Board electronically.
- West Side House Painting – As currently budgeted, a building (two townhomes) on the west side will be painted as soon as possible. Jim Fitzpatrick will obtain the bids and the Board will meet electronically to decide on the building to be painted and to choose the appropriate bid. See also Attachment 1 (which documents which west-side buildings have been painted since 2013) to these minutes, which became available after the meeting.

Old Business: Discussion items postponed from 11 July board meeting

- Landscape Committee - Guenter Ihrig reviewed what he has done with irrigation system improvements and other work (mainly fencing and drainage upgrades). Paul Baerman will note in the next Village email newsletter the need for volunteers to help Guenter on various projects and how to contact him.
- Annual Picnic – Paul Baerman indicated the success of the July 6 picnic with 36 attendees. The Board approved Sept 28 as the date for the Village annual Oktoberfest to be held at noon in the north common area. Details to follow.
- Cement and Mud-Jacking Work Schedule – Paul Baerman will accompany A-1 Concrete on their mud-jacking projects on August 16 (since accomplished). An email was sent out to the Village on August 12 describing the projects and precautions to be taken. A second email reminding those affected by the mud-jacking will be sent out on August 15.
- Governing Document Review Committee – According to Paul Baerman, this committee has not met in three months and a survey asking Village respondents what information they required that was not available already on the website yielded no responses. Paul will propose at its next meeting that the committee be disbanded.
- Maintenance Rule – Carolyn Ihrig and Daryl Richmond are working on the rule and hope to submit it for legal review in September and present it to the Board thereafter.

- D&O Insurance Status – Daryl Richmond is awaiting to hear from two insurance companies with loss runs and hopes to have insurance in place shortly. Farmer's will not include an exclusion and State Farm won't write for three years after a suit is settled

New Business

- Deck Repair and Roofing Maintenance – Two deck repair projects (16856 and 16964) will be accomplished shortly. The roofing contract repair proposal to determine if and how it can fit into next year's budget has been tabled upon motion of Jim Fitzpatrick, seconded by Carolyn Ihrig, and approved unanimously by the Board.
- Flooding and Fence Issues – Guenter Ihrig reported that he had repaired the French drain behind 16886 to fix the flooding problem and had repaired all the necessary fences in the HOA. Paul Baerman indicated that John Williams will remove his own dead tree and can help with others.
- Board Terms and Board November Election Preparation – **After discussion reference the size of the Board (from three - seven members), Paul Baerman moved that for the November election the new board consist of five members, seconded by Jim Fitzpatrick, and after additional discussion, no vote was taken.** An election update email will be sent out shortly soliciting candidates for the Board and a proxy statement will be prepared to indicate the candidates, their term end, and how many to vote for. Paul thanked Joanne Hilton-Gabeler for her assistance and suggestions with this proxy. See also Attachment 2 (Board Terms) prepared by Daryl Richmond indicating the need for at **least five candidates.**
- Parking Clarification – Paul Baerman expressed the need to further specify what parking is allowed by what size vehicle in the quadrangle areas. He felt that the current restrictions are too narrow. He will also check with A-1 Concrete and Rocky Mountain Concrete and solicit their expertise as to the weight of vehicle allowed in the quadrangles.
- Flooding Behind 16886 - Pat Hammond presented a bill from Roto Rooter for \$522 to detect the cause of the flooding in her basement. The test showed a cracked drainage pipe located in the Common Area. The repair was completed by Guenter Ihrig at no charge except for the purchase of new drainage pipes. The motion of Jim Fitzpatrick to pay the bill was seconded by Carolyn Ihrig, and approved unanimously by the Board.

Executive Session (if needed) - None

Adjournment: There being no further business, Paul Baerman moved that the meeting be adjourned at 7:59PM, seconded by Jim Fitzpatrick, and approved unanimously by the Board.

Attachment 1: House Painting as of August 2019

Buildings that have not been painted since construction:

- 16958-16964 – built in 2002
- 16922-16928 – built in 2003
- 16910-16916 – built in 2003
- 16826-16832 – built in 2004

When the other buildings were painted:

- 16970-16976 – 2017
- 16946-16952 – 2013
- 16934-16940 – 2013
- 16898-16904 - 2018
- 16886-16892 – 2014
- 16862-16868 – 2018
- 16850-16856 – 2016
- 16838-16844 – 2016

**The Village at Monument Homeowners Association
Directors and Terms**
in preparation for securing candidates for November election

Current status of Directors' terms:

Class A - term ends Nov. 2018

Seat 1: Phil Savage
Seat 2: Joe Rubinstein
Seat 3: John Williams

Class B - term ends Nov. 2019

Seat 1: Carolyn Ihrig
seat 2: Jim Fitzpatrick

Class C - term ends Nov. 2020

Seat 1: Daryl Richmond
Seat 2: Paul Baerman

Status of Directors' terms at November 2019 Annual Meeting of Owners:

Class A - term ends Nov. 2018

Seat 1: Vacant
Seat 2: Vacant
Seat 3: Vacant

Class B - term ends Nov. 2019

Seat 1: Vacant
seat 2: Vacant

Class C - term ends Nov. 2020

Seat 1: Daryl Richmond
Seat 2: Paul Baerman

Notes:

Seat 3 in Class A should be left vacant until all other seats have been filled.
Candidates must run for a specific seat.
Vacancies caused by a Director vacating his/her directorship "shall be filled by vote of the majority of the remaining Directors".