

**Awaiting Board
Approval**

Village at Monument
HOA Board Meeting
Oct 10, 2019 6:30 PM
Chamber of Commerce Building

(Prior to the meeting, CB Insurance rep provided pizza and soda.)

MEETING OPENING: Proceedings brought to order by President Savage at 6:30 PM.

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

INSURANCE DISCUSSION: Nicole Hernandez from CB Insurance discussed the interaction of Association insurance coverage, HO-6 (townhome) and regular homeowner's insurance, joined by several members' input. Nicole indicated that our HOA governing documents are very good in indicating what insurance is needed. See Attachment 1 for details and more information. *Bottom line:* Talk to your insurance agent with a copy of pages 42-46 (Section 8.4) of the Covenants in hand to review your insurance needs.

ROLL CALL:

- Board members in attendance: Phil Savage, John Williams, Joseph Rubinstein, Paul Baerman, Jim Fitzpatrick, Daryl Richmond, and Carolyn Ihrig.
- Other HOA members in attendance: Laura Kronick, Erby Youngblood, Guenter Ihrig, Janet Savage, Carolyn Hodges, Joanne Hilton-Gabeler, and Tenisha and Marcel Cretel (with daughter Christina).
- Others: Nicole Hernandez from CB Insurance.

READING OF MINUTES: Paul Baerman discussed two updates for clarification each that were made to both the 14 August and 3 Sept Board meetings. Phil Savage made the motion that these changes be accepted and the revised minutes be accepted, seconded by Jim Fitzpatrick, and approved unanimously by the Board. These revised minutes will be posted to the Village website shortly.

OLD BUSINESS:

REPORTS/DISCUSSION:

Treasurer's Report: Daryl Richmond presented the Sept 2019 Balance Sheet and explained Profit and Loss Budget Performance by line to include an overage in Line 6012, 2017 landscape assessment funds and other variances. Jim Fitzgerald explained the insurance coverage/payment for the water damage in his unit and Daryl explained how this insurance payment was incorporated into the current budget.

Daryl explained Line 6046 as payment of income taxes for the first time by the HOA; discussion that followed questioned tax liability in various areas and what should be done. Ultimately, Jim Fitzpatrick motioned that the September Treasurer's Financial Report be approved, seconded by Phil Savage, and approved 6-1 by the Board.

Based on the above tax discussion, Phil Savage made a motion, seconded by Paul Baerman, that the tax implications for the HOA of prior years' unpaid taxes and whether any taxes for the common areas were assessed (to include location of the transfer deed and plat map) be studied. This motion was approved unanimously by the Board and Daryl indicated he would research this situation.

Carolyn Ihrig indicated she had contacted the Restitution Department of the state Attorney's General Office and would follow up next week on the status of former Treasurer Sonya Camarco's restitution order.

Daryl Richmond presented two budgets for 2020, the principle difference being the Project Budget (all owners) net surplus income: Version A - \$1,487.00 and Version B - \$14.00. Discussion indicated that Version B essentially left no room for unanticipated expenditures. As a consequence, the Project dues (all owners) in 2020 would be \$195/month (an increase of \$5/month) and the Phase 1 (only the west side owners) dues in 2020 would be \$135/month (an increase of \$15/month). The added west side amount primarily was to handle additional painting over a two year period and for deck repair. Consequently, new dues for the east side in 2020 would be \$585/quarter and for the west side \$990/quarter.

Carolyn Ihrig noted she was questioned by an owner as to why our HOA dues are so high. The Board offered answers involving landscaping and irrigation costs, covenant requirements, and infrastructure maintenance/upgrade contingencies and attempts to make up for earlier boards' failure to plan ahead from the very start of the Village.

Discussion on costs brought up the subject of a management company and its costs which are estimated to be as much as \$60 per unit/month. Phil Savage noted that without a seven-member board to handle the work load, a management company was almost assured. A management company's pros and cons were brought up and discussed at length.

Finally, Phil Savage made a motion to bring Version A to the general membership meeting was made; seconded by Paul Baerman, and was approved by the Board 4 to 3. Version A will be posted to the website with the dues increase noted.

Election Nominating Committee: After discussion about membership in the Nominating Committee, the committee members now are Joe Rubinstein (Chair) and Tommie Plank and Laura Kronick (members). They will ensure that all necessary actions are taken to accomplish in an appropriate manner the elections held at the General Membership meeting on Nov 10, 2019. Joe Rubinstein reported he thought that there might be 10-12 HOA members to be contacted and asked what the timings for election actions (mailing of proxies, secret ballots,

etc.) should be. It was stated that proxies should go out and be received 14 days ahead of the election by email, then later settled as Oct 24th. Carolyn Hodges volunteered to manage the proxy process. See also Attachment 2, Election Flyer.

Painting, Cement, Roof and Snow Removal Updates: Phil Savage noted that the painting of 16922/16928 was complete as were this year's cement projects. Roof inspections have been completed on the west side with no deficiencies yet reported. The snow contract was ready for Metco in time for the Oct 10th storm but was not implemented by to lack of snow and later warm weather. Carolyn Ihrig gave the HOA Secretary for the record three letters (Attachment 3) indicating what three residents were told by Rocky Mountain Concrete on the drivability of the driveway in front of their quadrangle since some concern had been expressed by Board members about premature use of the driveway.

Fall Lawn Fertilization: Phil Savage asked if anyone felt it was a good idea to do a fall lawn fertilization and discussion ensued. Paul Baerman motioned that no fertilization take place, seconded by Carolyn Ihrig, and passed unanimously by the Board.

New Business:

SE Area Drainage: Metco has proposed a \$545 drainage project to repair the drainage difficulties for 50 feet from Buffalo Valley Path to the east. Any repair project would be delayed until next year.

Gutter Cleaning: There are no funds for gutter cleaning a second time this year. It should be done in the fall of 2020.

Management Company: See discussion above under Treasurer's financial report.

November General Membership Meeting and Election Proposed Agenda: The November meeting will include the election of the new Board and budget explanation and vote, and follow the outline shown in the covenants. Other items such a deck replacement and marijuana policies will be handed off to the new board.

Governing Documents Committee: Paul Baerman, Chair of the Governing Documents Committee noted that the committee had held a session on and voted on the same date to disband the committee effective due to lack of any feedback or expressed need to amend these documents.

Volunteers Covered by HOA Insurance: Daryl Richmond talked to Tressa Bishop from CB Insurance reference coverage of volunteers doing work for the HOA. She stated that volunteers would be covered while working for the HOA for out-of-pocket expense and medically necessary costs for injuries and rehabilitation due to injuries. This information should be placed in our HOA Maintenance Policy document.

West-Side Fence: Gunter Ihrig noted the problem on preventative maintenance throughout the HOA and in particular the slats being pushed askew by rocks in the neighboring development.

He was also concerned with fence post splitting and preventative maintenance by putting caps of some sort on the posts.

Executive Session (if needed) - None

Adjournment: There being no further business, Jim Fitzpatrick moved that the meeting be adjourned at 8:47PM, seconded by John Williams, and approved unanimously by the Board.

Submitted by: Paul Baerman, HOA Secretary, 15 Oct 2019

Attachment 1: Insurance Information from CB Insurance

Attachment 2: Letters re Cement

Attachment 3: Election Flyer