

Village at Monument
HOA Board Meeting
Sept 3, 2019 6:30 PM
Chamber of Commerce Building

MEETING OPENING: Proceedings brought to order President Savage 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.

ROLL CALL:

Board members in attendance: Phil Savage, Paul Baerman, Jim Fitzpatrick, Daryl Richmond, John Williams, and Carolyn Ihrig. Joseph Rubinstein was excused.

Other HOA members in attendance: Laura Kronick, Guenter Ihrig, Patricia Hammond, Normadale McLean, Tommie Plank, and Joanna Anaradian.

READING OF MINUTES: Minutes of August 14, 2019 Board meeting were briefly discussed. Carolyn Ihrig noted that a correction be made in these minutes to show that Paul Baerman's motion to limit the Board to five members was not voted upon. The Board agreed the August minutes should so state. Paul Baerman then requested that his August motion to limit the Board to five members be withdrawn. Motion to approve corrected minutes was made by Carolyn Ihrig, seconded by Daryl Richmond and approved unanimously by the Board. Paul Baerman will correct the minutes.

REPORTS/DISCUSSION:

Treasurer's Report: August close-out not yet available.

November Elections: An election update email was sent out on August 19 providing election information. Paul Baerman and Joe Rubinstein met briefly on August 29 to go over election tasks and plans. Each will canvass the Village for candidates and agreed on the October 1st deadline for candidates to be on the proxy (the proxy will be prepared to indicate the candidates, their term end, a brief statement of why they are running, and how many to vote for) and mid-October for the proxies to be email/delivered out to Village owners.

Old Business:

Cement and Roofing:

- Phil Savage stated a roofing inspection occurred on the west side in late August which resulted in no significant findings of damage. A two-year maintenance and repair contract (estimated at \$3,500 for the west side) will be considered as part of the next budget cycle.

- The mud-jacking occurred as scheduled in August and was reviewed by Paul Baerman. He noted in particular that a heavy-duty foam which will not erode was used on the void near 16940 Buffalo Valley Path and the other areas were finished without incident.
- The final cement projects are now scheduled for the week of September 23. An email will be sent out reminding affected residents when details are known.
- Other minor drainage challenges were also discussed.

Reserve Study: Carolyn Ihrig asked about the study and Paul Baerman reminded her that a \$1,700 line item for the study had been approved in the next budget by the Board in the August meeting.

Landscape Committee - Guenter Ihrig will provide to Paul Baerman a list of the top five priority projects for publication in the next Village email newsletter and the need for volunteers to accomplish them. John Williams will help cut down a list of trees in the common area provided to him by residents as requested in the next Village email newsletter. Plants growing over the sidewalks will be addressed in the email news as well. **It was also noted that nine Maple trees along the west side of BVP were sprayed for Cotton Maple Scale insect control.**

Board Meeting: Paul Baerman motioned that this meeting replace the scheduled September 11 meeting, seconded by Jim Fitzpatrick, and approved unanimously by the Board.

Deck Repair: The decks at 16856 and 16964 have been repaired and a third (16922) has been proposed.

West Side House Painting – After discussion of the five bids as presented by Jim Fitzpatrick, Phil Savage motioned that the Front Range Painting bid be accepted with an upgrade to the ten year paint and 25-year labor warranty, John Williams seconded, and it was approved unanimously by the Board. The 16922/16928 building will be painted in late September.

Snow Contract: – Jim Fitzpatrick provided bids and discussed the 2019-2020 snow contract situation. He noted that he got a no bid from one, and the other potential bidder indicated it could not fulfill the contract as shown. Phil Savage also discussed how the snow removal will occur and the priority of driveways. Only Metco replied with a bid and offered as an incentive a guarantee not to raise prices for three years if accepted. Paul Baerman motioned that the Metco bid be accepted with the stated contingencies for removal of snow on the west side and a three-year contract, John Williams seconded and it was approved unanimously by the Board.

D&O Insurance – Carolyn Ihrig discussed the bids by CB Insurance and Farmer’s for HOA insurance and recommended that CB Insurance be accepted and so motioned. Phil Savage seconded and the Board approved unanimously. All insurance will be in place by September 18. Carolyn indicated that the CB Insurance agent Tressa Bishop would come to the October Board meeting to further explain “walls in” terminology and the types of insurance required by west-side owners.

New Business: N/A.

Executive Session – The Board went into executive session at 7:29 PM to discuss several matters (dues in arrears, a proposed payment plan, and status of the suit against the Board), the disclosure of which would constitute an unwarranted invasion of individual privacy. The Board came out of executive session at 7:45PM.

Other: The Board approved unanimously a two-part motion by Paul Baerman, seconded by Jim Fitzpatrick that the payment plan discussed above be accepted and that Carolyn Ihrig upon her departure from the Board be appointed as an assistant to the Treasurer on the finance committee.

Adjournment: There being no further business, Paul Baerman moved that the meeting be adjourned at 7:49PM, seconded by Jim Fitzpatrick, and approved unanimously by the Board.

Submitted by Paul Baerman, HOA Secretary, on Sept 4, 2019.