

**DRAFT AWAITING
BOARD APPROVAL**

Village at Monument
HOA General Membership Meeting
November 14, 2019 6:30 PM
Tri-Lakes Chamber of Commerce Building Conference Room

MEETING OPENING: Proceedings brought to order President Savage at 6:45 PM after an ice cream social time.

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

ROLL CALL:

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

Other HOA members in attendance: Laura Kronick, Guenter Ihrig, Patricia Hammond, Colleen Williams, Normadale McLean, Tommie Plank, Joanna Anaradian, Carol Richmond, Janet Savage, Erby Youngblood, Carolyn Hodges, JoAnne Hilton-Gabeler, Dana and Kathi Parks, Al Curtis, Linda Baker, and Stan Thrift.

READING OF MINUTES: October Board Meeting Minutes have been posted to the website without any corrections submitted to date. Motion to approve October minutes was made by Paul Baerman, seconded by Jim Fitzpatrick, and approved unanimously by the Board.

REPORTS/DISCUSSION:

Treasurer's Report: Daryl Richmond reviewed the October Balance sheet and YTD Profit and Loss Budget Performance and noted with the October snow storms adjustments will have to be made to cover shortfall. Motion to approve the October treasurer's report was made by Carolyn Ihrig, seconded by Jim Fitzpatrick and approved unanimously by the Board.

Daryl Richmond then discussed the proposed 2020 annual HOA budget which had changed slightly from the budget sent out to homeowners in October. Since the Board had not voted on recommending the revised budget to the membership there was a short Board meeting to do so. Carolyn Ihrig moved to recommend the revised budget to the membership, Daryl Richmond seconded the motion, and the Board vote was unanimous to recommend the revised budget to the membership. The revised budget results in the following changes to owners' assessments: "Project [all owners] dues assessment unchanged at \$190/month and Phase 1 [west side owners] a dues assessment increase of \$10/month – primarily to complete all west side house painting in two years. As usual in HOA budget discussions, there were spirited debates on the HOA's high cost and ways to save money (see Enclosure 1, Proposed 2020 Budget and Enclosure 2 [reviewed by Joe Riubenstein], 2020 Budget Proposal Pie Charts.)

Motion to approve the HOA 2020 Budget was made by Jim Fitzpatrick, seconded by Paul Baerman and approved by the general membership with 15 yeas, 1 nay, and 1 non-vote.

Election of HOA Directors: The 2019 nominating committee composed of Joe Rubinstein, Chair and Laura Kronick and Tommie Plank, members oversaw the vote. See Enclosure 3, Board Election Ballot. Two members (non-candidates or current board members) counted the ballots. Results are as shown on Enclosure 4, 2019 Election Tally Sheet. Joining incumbent board members Daryl Richmond and Paul Baerman are new three-year term members JoAnne Hilton-Gabeler and Phil Savage and new two-year term members Carolyn Hodges, Carolyn Ihrig, and Joseph Rubinstein. Current President Savage indicated he would remain in control of the meeting until such time as the new board had organized itself shortly.

2020 Nominating Committee: The current Board accepted as volunteers and appointed Joe Rubinstein, Normadale McLean, Laura Kronick, and Tommie Plank as the 2020 Nominating Committee effective January 1, 2020.

Old Business:

- Gutter Cleaning - Bids for a second gutter cleaning this year will be researched this year by Phil Savage and Carolyn Ihrig will call Metco about the completion of the sprinkler blow out and final fall cleaning.
- Carolyn Ihrig volunteered to call Metco concerning a final fall cleanup and sprinkler blow out.

New Business: Deck Repair - Linda Baker submitted a deck replacement and repair estimate which will be considered at the next board meeting.

First Adjournment: There being no further business except as shown below, Paul Baerman moved that the meeting be adjourned at 8:11PM, seconded by Phil Savage, and approved unanimously by the Board.

New Board Organization: The new board discussed the various positions and voted for JoAnne Hilton-Gabeler as President, Carolyn Ihrig as Vice President, Paul Baerman as Secretary, and Daryl Richmond as Treasurer. The Board also distributed a Board Member Code of Conduct for signature. Board members were reminded of the requirement to study the board member training found on the Secretary of State's website, and the need to revise certain processes found in governing documents.

Second Adjournment: The new Board adjourned at 8:30PM.

Submitted by Paul Baerman, HOA Secretary, on November 16, 2019.

Encl 1: Proposed 2020 Budget and Revision

Encl 2: 2020 Budget Pie Charts

Encl 3: 2019 Board Election Ballot

Encl 4: Election Tally Sheet