

Village at Monument Homeowners' Association (HOA)
General Board Meeting

Via Skype Video Conference

**MINUTES from the
April 9, 2020 meeting**

A. PRELIMINARIES

A.1- **Call to Order** at 10:00 am

A.2- **Roll Call**

President: JoAnne Hilton-Gabeler (Present)

Vice President & Assistant to the Business/Finance Manager: Carolyn Ihrig (Present)

Secretary & Reporting Treasurer: Carolyn Hodges (Present)

Business/Finance Manager: [Volunteer] Daryl Richmond (Present)

Member at Large: Joe Rubenstein (Excused)

Member at Large: Phil Savage (Present)

Member at Large: Lorri White (Present)

B. CONSENT ITEMS

B.1- **Approval of the Minutes**

President JoAnne Hilton-Gabeler moved, Phil Savage seconded that the Minutes of the February 2, 2020 meeting, as prepared by Secretary Carolyn Hodges, be approved as submitted and posted to the HOA website. The motion passed unanimously.

C. **REPORTS and DISCUSSION ITEMS**

C.1- - Carolyn Ihrig reported that she contacted Debra Oppenheimer, Esq. of Altitude Community Law about the challenges facing the HOA in the Sonya Camarco case. Ms. Oppenheimer said she would look into the matter and come up with a plan of action and point us in the right direction.

President JoAnne Hilton-Gabeler moved and Carolyn Hodges seconded that we engage Debra Oppenheimer, Esq. at Attitude Law, for an amount not to exceed \$2,000, to pursue the restitution against Sonya Camarco. The motion passed unanimously.

C.2- Reserve Study – President JoAnne Hilton-Gabeler reported that because the Assessor's Office is closed due to the COVID19 Pandemic, she is unable to obtain the Plat Map & other documents necessary to begin the Reserve Study.

President JoAnne Hilton-Gabeler reported that she was missing our contract with Waste Management and asked if anyone knew of its whereabouts. Phil Savage said he thought he gave it to her with the other documents he turned over.

Once she gets all the documents needed by the professionals doing the study, it will take 6 – 8 weeks to complete.

C.3- President JoAnne Hilton-Gabeler reported that the food delivery program from Home Town Food Service LLC is working well and the food is of high quality. This program is needed by some of our owners due to the shelter in place restrictions during this COVID19 Pandemic we are in the middle of. Participation is on a voluntarily basis.

C.4- Treasurer's Report - Volunteer, Daryl Richmond Business/Finance Manager gave the financial reports consisting of Statement of Financial Position, dated February 29, 2020; Monthly Budget Report, dated February 2020; Statement of Financial Position, dated March 31, 2020; and Monthly Budget Report, dated March 2020. (Attached hereto as Attachment #1.)

C.5- Maintenance Rules - President JoAnne Hilton-Gabeler reported that the Board has a big job in making the Maintenance Rules legal and fair. We need to look at the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE VILLAE AT MONUMENT, The Bylaws and The Rules to compare so that they are consistent.

C.6- Drainage Project – Carolyn Ihrig reported that the East side drainage repair work is in progress and Metco is working on correcting the drainage problem that developed when Campbell Homes graded the area and began building homes in 2013.

We will be adding this item to the Reserve Study information.

C.7- President JoAnne Hilton-Gabeler stated that the next meeting is scheduled April 16,2020 (via video conference) and will be a working meeting on the Maintenance Rule and the HOA governing documents.

C.8- Carolyn Ihrig reported that Metco came out to review the damage done by the snow plows over the winter. (A window well & some lawn areas were damaged.) Metco will fix these issues and also bring out more snow stakes due to the upcoming weather predictions of snow.

Carolyn Ihrig reported that owner Marcel Cretel reported a deck issue and an old hose in the common area behind his home. The deck issue was loose bolts which were tightened and the old hose was removed. His issues were resolved.

C.9- Social Committee - Lorri White reported that she has recruited three new members for this committee and they are coming up with ideas that will be forthcoming.

ADJOURNMENT: - President JoAnne Hilton-Gabeler moved, Phil Savage seconded and it was unanimously approved that the General Board meeting of VAMHOA be adjourned at 11:16 am.

Respectfully submitted,
Carolyn Hodges
Secretary & Reporting Treasurer