

Village at Monument Homeowners Association
General HOA Board Meeting
Wednesday, May 13, 2020
6:30pm
Via Zoom Conference

A. Roll Call

President: JoAnne Hilton-Gabeler
Vice President: Carolyn Ihrig
Secretary/Reporting Treasurer: Carolyn Hodges
Member at Large: Joe Rubinstein
Member at Large: Phil Savage
Member at Large: Lorri White
Member at Large: Greg Lovato

Attendees:

1. Laura Kronick
2. Tommie Plank
3. Guenter Ihrig
4. Janet Savage

B. Approval of the May 6, 2020 minutes as edited.

C. Issue: Decks on the West Side: Maintenance Responsibilities

Discussion and Clarification*

VAM HOA Declaration of Covenants

Article V, "Maintenance"

Section 5.1(a), in part

..."Each Owner is hereby obligated to maintain all decks, covered porches, covered entries and patios within his Lot, within the limited Common Area associated with that lot, in a good and clean condition, which maintenance is hereby deemed **to include** sealing all floor surfaces thereof in a manner approved by the Association, and removing snow and debris there from.

***Subject to such maintenance by the Owner,**

the Association will be obligated to

- (1) paint (*stain*) and
- (2) **repair** the exterior facing surfaces of such decks (*and balconies*)

when and if

the Association determines that **replacement** thereof is needed for

- (1) the aesthetic character of the Project (*the Village*) as a whole or
- (2) the safety of the Owners"

Deck staining : revival? Sealant responsibility coordination?

INTERPRETATION NOTE: **Absent of needed maintenance of the deck by the Owners over time**, and recognition of such through Association determination concludes that current repairs are now needed because regular and needed maintenance was not carried out by the Owner...At that time...

The Association leaves the burden of cost of repair or replacement to the Owner. Safety issues/repairs that arise from this “absence of appropriate maintenance” scenario need to be corrected and paid for by the Owner. Aesthetic disrepair issues need to be completed and paid for also by the Owner.

In the event the Owner declines or refuses to make remedy the safety or aesthetic changes within a deadline/timeframe set by the Association, the Association can hire their own contractor, make the needed repairs or replacement and charge the cost of such back to the Owner.

What if the Owner feels that maintenance responsibilities have been met? And the Association differs in the assessment? (Offer to Owner of Hearing Before the Board)...

D. “Covenant Enforcement Rule” and Article V Section 5(a)(see above)

Exhibit E (VAM HOA Rules, Regulations and Procedures)

Repair, Replacement Issues: i.e. Decks on the West Side

E. Elections/Nominations Committee Report

Minutes from Committee meeting of May 12, 2020 were sent to the full Board by the Committee in anticipation of this report.

F. The Reserve Study

Concerning one Board member’s opinion: concerning the lack of importance and uselessness of such a study: **Phil Savage** to speak.

Exhibit F: Financial Planning and Procedures (VAM HOA Rules, Regulations and Procedures)

VI: Replacement Reserves

1. The Capital Reserves are intended for projected repairs and replacements to the Association’s common elements and commonly maintained property in future years. These expenses will be based upon a **Reserve Study**, which shall be conducted or updated at least every [three] years and reviewed annually.

NOTE: The VAM HOA has never undertaken a reserve study. (2002-2020)...Budget building for 1, 3 5 years and beyond should ideally be done using the information determined through such a study.

NOTE: The commissioning of the Reserve Study was approved by the Board in early 2020. The cost-expense (\$1700), for the Reserve Study was approved by the earlier Board in 2019.

G. “Board Member Code of Conduct” and Board Members’ Duty to the Governing Documents

Exhibit C (VAM HOA Rules, Regulations and Procedures)

I (1) “Directors are required to maintain full compliance with all governing documents of the Association...”

III (all) Duty to Use Good Business Judgment

H. Next Scheduled General Board Meeting

Still on Zoom

June 10, 2020 Wednesday

I. Adjournment