

Village at Monument Homeowners' Association (HOA)  
**Working Board Meeting**

Via Zoom Video Conference

**MINUTES from the  
April 22, 2020 meeting**

A. PRELIMINARIES

A.1- **Call to Order** at 6:35 pm

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 (Excused)

**Member at Large:** Joe Rubenstein (Present)

**Member at Large:** Phil Savage (Present)

**Member at Large:** Lorri White (Present)

Owners attending: Laura Kronick and Guenter Ihrig

B. CONSENT ITEMS

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

President JoAnne Hilton-Gabeler moved and Carolyn Ihrig seconded that the Minutes of the April 9, 2020 meeting, as prepared by Secretary Carolyn Hodges, be approved as submitted and posted to the HOA website. The motion passed unanimously.

B.2- President JoAnne Hilton-Gabeler said she had spoken to a new owner and he expressed interest in the HOA Board. Since we have a vacancy on the Board (Daryl Richmond) we could appoint him as a Member at Large. Consensus was to offer the Board position to him.

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C. DISCUSSION ITEMS

**C.1-Maintenance Rule** - Carolyn Ihrig discussed questions she had regarding the HOA's responsibilities for West Side decks and roofs. She will email her list of questions to all Board members for their use in working on the Maintenance Rule.

Carolyn Ihrig suggested that West Side owners inform the Board whenever they stain their decks. This would give the Board a record that the owner is maintaining their deck

in compliance with Article V, Section 5.1 (a) of DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF THE VILLAGE AT MONUMENT.

Carolyn Ihrig said she would be happy to compile and maintain this record of West Side  
owners deck maintenance.

Carolyn Ihrig said our HOA insurance agent, Tressa Bishop at CB Insurance, would be  
happy to attend a Board meeting to help us in defining our issues in regard to the  
Maintenance and Insurance Rules.

Carolyn Ihrig will contact Tressa Bishop to see if she is available for the next General  
Board meeting scheduled May 13, 2020, via Zoom video conference.

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ADJOURNMENT: - The Zoom connection was suddenly ended and so the meeting was  
concluded at 7:06 pm.

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**NOTES BY SECRETARY –**

It seems we were using the free Zoom video conference program that automatically  
terminates after 40 minutes.

We are in the process of upgrading to Zoom Premium and it should be in force for our  
next Working Board meeting scheduled April 29, 2020, and there should be no time  
issue.

We are in a learning process of just how to conduct business during this COVID19  
Pandemic and respect the “Shelter in Place” orders by our Governor.

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Respectfully submitted,  
Carolyn Hodges  
Secretary & Reporting Treasurer