

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

Via Zoom Videoconference

**MINUTES from the  
May 6, 2020 meeting**

Call to Order at 7:31 pm

**Roll Call**

**President:** JoAnne Hilton-Gabeler (Present)

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

**Secretary & Reporting Treasurer:** Carolyn Hodges (Present)

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

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

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

**TBD Member at Large:** Greg Lovato (Present)

Attending: Laura Kronick, Guenter Ihrig, Tommie Plank, Janet Savage (Owners)  
and Tressa Bishop (CB Insurance)

**APPROVAL OF MINUTES**

President JoAnne Hilton-Gabeler moved and Phil Savage seconded that the edited Minutes of the April 29, 2020 meeting, as prepared by Secretary Carolyn Hodges, be approved and posted to the HOA website. The motion passed unanimously.

**APPROVAL/APPOINTMENT OF GREG LOVATO AS BOARD MEMBER: MEMBER AT LARGE**

President JoAnne Hilton-Gabeler asked Greg Lovato to introduce himself: he and his wife Kandra moved into our neighborhood on March 6, 2020. He is currently a paramedic with the Tri Lakes Fire Department and Kandra is a private practice physical therapist in town.

President JoAnne Hilton-Gabeler moved and Carolyn Hodges seconded that Greg Lovato be appointed a Member at Large, filling the vacancy left by Paul Bierman when he moved from the area. The motion passed unanimously.

**THE INSURANCE CLAIM POLICY RULE**

President JoAnne Hilton-Gabeler introduced Tressa Bishop of CB Insurance, our HOA insurance carrier. She explained the insurance that the HOA holds for the benefit of Board Members, East and West Side Owners and casualty & liability.

West Side Owners should carry HO6 insurance and she will provide a handout with important information. This information will be emailed to all Owners.

East Side Owners should carry their own homeowners policy as the HOA policies only cover the Common Areas.

Ms. Bishop gave the Board suggestions regarding the Maintenance and Insurance Obligations Chart they are working on. She suggested that other HOAs CB Insurance works with, create two charts, one for West Side Owners and one for East Side Owners.

Ms. Bishop exited the meeting at 8:32 pm.

### **TAXES FOR VAM HOA**

Carolyn Ihrig reported that Daryl Richmond, Finance Manager, was unable to attend this meeting and gave her the following information to report:

2019 Form 1120H (Federal) - \$276 due & paid  
2019 Form DR0112 (State) – in process of being completed  
2018 Form 1120H (Federal) – completed & filed  
2018 Form DR0112 (State) – in process of being completed

We have not yet filed State Returns for 2018 and 2019. The interest we received on our investments is the only taxable income attributable to the HOA.

### **APPROVAL OF CERTAPRO CONTRACT**

President JoAnne Hilton-Gabeler moved and Phil Savage seconded that we approve the painting contract of CertaPro to paint 16958 & 16964 with Resilience Paint [10-12 year warranty] in original color. The motion passes unanimously.

This painting will take place in early summer.

### **DRAFT MAINTENANCE RULE INSERT: REPAIRS**

Discussion was held regarding the Draft Maintenance Rule Insert regarding repairs and ownership of West Side decks.

Phil Savage asked why we needed to do a Reserve Study.

President JoAnne Hilton-Gabeler stated the purpose of a Reserve Study is for long range planning of repairs and to determine “useful life”.

## LANDSCAPING UPDATE

Carolyn Ihrig reported that her husband, Guenter, does work on a volunteer basis with no compensation. Some of his recent projects:

- Checking out drip lines
- Cutting down a tree
- Sprinkler dig out
- Repair of West Side perimeter fences
- Repair of retaining wall in common area
- Removal of snow stakes
- Locating & marking of Sprinkler Controller Box & Valve Box (with Dallas of METCO) in the past the location of these units were unknown. Guenter is trying to salvage our sprinkler system.

Carolyn Hodges stated that the HOA is very fortunate to have Guenter doing this volunteer work and that he saves the HOA a considerable amount of money. We owe him a debt of gratitude and when you see him in your area, please let him know how much you appreciate his hard work.

The sprinkler schedule is in the process of being formulated and the Owners will be advised once it is finalized.

## ADJOURNMENT

President JoAnne Hilton-Gabeler adjourned the meeting at 9:14 pm.

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Respectfully Submitted,

*Carolyn Hodges\**

Carolyn Hodges  
Secretary/Reporting Treasurer

\*Signature on file with the HOA