

Minutes from the Homeowners Association Board Meeting for Village at Monument

May 4, 2017

OPENING OF MEETING: The meeting was opened by President Joanna Anaradian at 6:03 p.m.

ROLL CALL: Roll call was taken by use of a sign-in sheet. Board members present were Joanna Anaradian, Paul Baerman, Vinay Bhumannavar, Sonya Camarco, Daryl Richmond, and LaNell Stovall. Also present was homeowner Carol Richmond.

PROOF OF NOTICE OF MEETING: notice of meeting has been posted on our website for the last several months, on quarterly bills, and in two emails dated April 17 and 27.

REPORT OF OFFICERS:

1. Secretary – minutes of the previous board meeting are posted on the website. A motion was made to approve said minutes by Sonya Camarco and seconded by Daryl Richmond. The minutes were approved by those present.
2. Treasurer – Sonya Camarco presented the following reports: Profit and Loss January through April 2017; Balance Sheet as of April 30, 2017; Profit and Loss Budget vs. Actual January through April 2017. We are within budget. For details, please contact Mrs. Camarco.
Mr. Baerman made a motion to approve the treasurer's reports. Mrs. Anaradian seconded the motion and it was approved by those present.

OLD BUSINESS:

- Metco Landscaping – both our snow removal and landscaping is being handled by Metco. Mrs. Anaradian reported that communication between her and the company has been excellent. Quality work is being performed.
- Fence damage – Some fence damage has occurred this year. Most has been repaired. However, the shared fence with the neighborhood west of 16970 needs additional repair. Vinay Bhumannavar volunteered to contact the homeowner to see if our association and the homeowner can split the cost. If the homeowner refuses, the HOA will pay for the repair.
- Brad and Son Landscaping update – our previous landscaping company appears to have accepted the HOA's terms for completing their contract. No further action has been taken on the part of Brad and Son.

NEW BUSINESS:

- Parking – resident parking along BVP has become a concern so the Board is requesting that all, especially east-siders, make every effort to park their vehicles in their garages or the parking spaces provided along the east side alley.
- Lawn maintenance information – Metco has begun spring maintenance activities. Irrigation will be turned on May 10. Residents are requested to channel all lawn maintenance questions through Mrs. Anaradian only.
- Inspection team for assessment of capital improvements -- a team of Mrs. Anaradian, Mrs. Stovall, Mr. Bhumannavar, and Mr. and Mrs. Richmond will inspect the neighborhood Saturday, May 6, to assess painting and concrete needs. Roofs were inspected late last year. (Note: as a result of the inspection, the only houses needing painting currently are 16976-16970.)
- Garden Club disbanded – our HOA garden club has come to an end. However, we are still in need of residents to help plant flowers at the two entrance signs on June 3, at 8:30 a.m. We will also rototill and plant a small garden bed in front of 16958. See Mrs. Stovall for details. It was suggested that \$200 be budgeted for flowers. Mr. Baerman made a motion to approve the \$200 and it was seconded by Mr. Richmond. The motion passed unanimously.
- Ice cream social – an ice cream social is planned for noon on July 8 in the Village picnic area. Details will follow in a flyer with RSVP information.
- Entry signs -- Mrs. Camarco will be in charge of researching estimates for repainting the two entrance signs.
- Homeowner yard maintenance responsibilities – Mrs. Stovall presented a letter to be sent to homeowners who neglect their front and side yards. If residents (per Covenants' Sections 4.2, 5.1, 5.2, 5.4, and 7.7) do not maintain their areas, this letter from the Board may be sent as a reminder of the homeowner's responsibility and the consequences of failure to maintain their areas.
- Rock and mulch in common areas – the Board discussed the ravages to the common areas from storms over the past two years. The mulch has been lost due to runoff and much of the soil in the common areas of the neighborhood is showing. It has become apparent that either more mulch or more rock is needed to keep our neighborhood looking well-maintained. Metco Landscaping has provided the HOA with a bid for rock and mulch replacement. For bid specifics, please see Mrs. Anaradian. Discussion centered on the possibility of a one-time special assessment to pay for the upgrade to the common areas. Mrs. Anaradian noted that if an assessment was approved, it would be the first one in over fifteen years. No decision was made at this time.

- Painting of 16947 – Mrs. Stovall stated that they are having their home painted in June. It will be the same color and will be painted by 5 Star Painting.
- Book “bird house” – Mr. Baerman has volunteered to create a bird house structure to house a neighborhood lending library. It will be centrally located on the west side cul-de-sac.
- Resignation – Mrs. Anaradian announced that she will not seek re-election to the Board at the end of her term in November 2019. Homeowners in the Village are encouraged to join in our self-governance by volunteering to become a Board member.

ADJOURNMENT: At 8:29 p.m., Mr. Baerman made a motion to close the meeting. Mrs. Stovall seconded the motion. All approved and the meeting was adjourned by Mrs. Anaradian.