

Minutes from the Homeowners Association Board Meeting for Village at Monument

August 3, 2017

OPENING OF MEETING: The meeting, held at the Monument Sanitation District Conference Room, was opened by President Joanna Anaradian at 6:01 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, Phil Savage, and LaNell Stovall. Homeowners present were Linda Baker, Carolyn Hodges, Carolyn Ihrig, Guenter Ihrig, Laura Kronick, Normadale McLean, Denny Myers, Dorothy Myers, Dana Park, Kathi Park, Joseph Rubinstein, Stan Thrift, Colleen Williams, John Williams, and Erby Youngblood.

PROOF OF NOTICE OF MEETING: Notice of meeting was posted on our website for the last several months, on quarterly bills, on emails prior to the July 8th picnic and in the week of July 16.

REPORT OF OFFICERS:

1. Secretary LaNell Stovall read the minutes from the May 4, 2017 meeting. A motion was made to approve the minutes by Joanna Anaradian. It was seconded by Paul Baerman, and was approved by those present.
2. Treasurer Sonya Camarco presented the following reports: Profit and Loss for January through July 2017; Profit and Loss Budget vs. Actual January through July 2017; and Summary Balance Sheet as of July 31, 2017. Phil Savage made a motion to approve those reports. Paul Baerman seconded the motion. All reports were approved.

OLD BUSINESS:

- Landscaping: Metco continues to be our landscaping company. It was noted that they are continuing to do a satisfactory job. They respond promptly and with courtesy to requests.
- Architectural Committee inspections were completed in May 2017 and as a consequence units 16970 and 16976 were painted. Also painted were the two entrance signs.
- Garden Club has been disbanded. However, several neighbors added plants and mulch at our two signs and also planted and mulched the small common area in front of 16958. Paul Baerman encouraged more homeowners to get involved when the need arises in the future.
- Social: there was a good turnout for the July 8 ice cream social. Thanks to everyone who helped and who participated.
- Fence damage: Vinay Bhumannavar reported on the status of the damage which occurred with the shared fence in the neighborhood west of 16970. A fence company gave an estimate of between \$300-350 to repair the damage. The company will fix it when it is in the area on larger jobs. Vinay Bhumannavar will call the company to remind them of their commitment to fix said fence.

NEW BUSINESS:

- Snow removal and landscaping contracts: Due to the quality work Metco continues to do for the Village and due to the option to renew the snow removal and landscaping contracts at the same price as the current year, Paul Baerman made a motion to renew both contracts for the 2017-18 year. Daryl Richmond seconded the motion and it was approved.
- Landscaping improvements: all have been completed. Erby Youngblood gave a presentation showing the results of the work recently done by Metco. Videos of the drone flyovers showing the before and after improvements will soon be available on the website. Several board members and other homeowners present expressed their satisfaction with the improvements to the common areas.
- Concrete repair work is underway. We used both Rocky Mountain Concrete and A-1 to seal cracks and repair areas for a total of \$6,000. Approximately \$10,000 more work needs completion and will be budgeted for next year as the spring weather permits.
- Irrigation and tree issues: water procedures were discussed and irrigation is within budget. Sonya Camarco explained how the water cycles and rain sensors work. Joanna Anaradian turned down the sprinklers from 85% to 55% this past week due to the amount of recent rain received. The health of some Aspen trees located in the southern portion of the alley was questioned and Joanna Anaradian will have Metco check on them.
- Social: There was a consensus that we should celebrate Oktoberfest again this year. Exact details and date will follow in a flyer.
- Carolyn Hodges (16934) roof vent damage. Mrs. Hodges has concerns about damage to the interior of her home caused by a faulty roof vent. Phil Savage made a motion to have the vent inspected to determine the exact cause of interior damage and to determine who is responsible for paying for said damage. Paul Baerman seconded the motion. All approved.
- Landscaping improvements process: Although the HOA Board is in full compliance with its governing documents, there was agreement that the recent landscaping improvements information process involving a major expenditure of funds to repair and upgrade Village common areas could have been better accomplished. A review of the village governing documents and board procedures to prevent future misunderstandings is being studied. The board agreed to try and do better in future communication with residents and encouraging resident participation and voting as permitted by the governing documents, especially on matters involving major expenses. An information paper dealing with relevant portions of the governing documents concerning landscaping and funding is available from Joanna Anaradian. All attendees were in agreement that our neighborly environment is important to all of us.

ADJOURNMENT: At 7:35 p.m. Paul Baerman made a motion to adjourn the meeting. Joanna Anaradian seconded the motion and it was approved.