

The Village at Monument Homeowners Association
General Board Meeting
Wednesday, June 10, 2020
6:15pm
Via Zoom Conference

6:15pm 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
5. Bryce Meighan
6. Daryl Richmond

6:20pm B. Approval of the May 13, 2020 minutes as written or edited.

6:25pm C. April, 2020 Financial Reports: Daryl Richmond (*sent to Board for review on June 6, 2020*)

6:45pm D. Executive Session: proposal, second and vote: JoAnne Hilton-Gabeler, Carolyn Ihrig, Carolyn Hodges, Joe Rubinstein, Lorri White, Greg Lovato, *Bryce Meighan, HOA attorney

EXECUTIVE SESSION

The VAMHOA Board may, under state statutes and the Association governing documents, convene into Executive Session-upon approval of two thirds of the Board members present (motion, second and vote recorded) to convene for limited circumstances.

The CCIOA (Colorado Common Interest Ownership Act) statute...permits boards to convene in closed executive session under limited circumstances. CCIOA, at C.R.S. 38-33.3-308 (3) and (4), specifically provides as follows:

- “(3) the members of the executive board or any committee thereof may hold an executive or closed door session and may restrict attendance to the executive board members and such other persons requested by the executive board during a regular or specially announced meeting or a part thereof. The matters to be **discussed at** such an executive session shall include only matters enumerated in paragraphs (a) to (f) of subsection 4 of this section.

- **(4) Matters for discussion by an executive or closed door session are limited to:**
- **(a)** Matters pertaining to employees of the association or the managing agent’s contract or involving the employment, promotion, discipline, or dismissal of an officer, agent, or employee of the association;
- **(b) Consultation with legal counsel concerning disputes that are the subject of pending or imminent court proceedings or matters that are privileged or confidential between attorney and client;**
- **(c)** Investigative proceedings concerning possible or actual criminal misconduct;
- **(d)** Matters subject to specific constitutional, statutory, or judicially imposed requirements protecting particular proceedings or matters from public disclosure;
- **(e)** Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy;
- **(f)** Review, or discussion of relating to any written or oral communication from legal counsel.”
- **Action Prohibited in Closed Sessions.** The open meetings statute prohibits the adoption of rules or regulations in executive session.
- **Reasons for a Closed or Executive Session.** The open meetings statute requires that the general matter to be discussed or reason for a closed or executive session be announced prior to the board (or committee) going into executive session.
- **Minutes of the Closed or Executive Sessions.** The open meetings statute does not require minutes be kept of an executive session, but requires minutes be kept indicating an executive session was held and the general subject matter of the executive session.
- **Minutes from Closed or Executive Sessions Are Not Confidential.** The open meetings statute does not protect from disclosure, minutes taken in executive session. Minutes taken in executive session are treated the same as minutes taken in open session, and are subject to inspection by owners.

For this meeting, one Board member will be expected to recuse, remove himself from the Executive Session (conflict of interest)

E. Adjournment of Executive Session

F. Convening of General Board Meeting

G. **Architectural Control Committee Report(s)** : Tommie Plank and/or Greg Lovato
 Dead tree removal (Muzzy)
 Walkway
 Garage door damage
 Concrete degradation: West side quad

H. **Elections/Nominating Committee Report**/Exhibit M draft: Laura Kronick

I. Long Term Concrete Repair and Planning: Carolyn Ihrig
A-1 Mudjacking and Concrete priority planning: not followed
Budget planning issue for 2021 and 2020

J. Water/Irrigation System: Leak and cost to HOA: Guenter Ihrig

K. Signs: “No Trucks in Driveway”
Plans for numbers signs?

L. Painting on the West Side (Cretel/Stamm Unit)
June 29

M. Deck Staining
Tom White (Monica and Rich Ramey unit)
Stan Thrift unit:
courtesy notices of repairs and maintenance

N. Baker/Jones Insurance Claim
USAA, AMFAM (not CB), the deck and the unit wall
Working with all for resolution for all

O. Hospitality Committee (let’s have one!)
Angela Srecker and Lorri White
July 4? Labor Day? The Fall?
Fire truck? Food trucks? Closing of the street? Hamburgers? Bike decorating?
Parade of children? Invite the Campbell Homes? (VAM HOA #3)

P. LCE Weed Spray (rocks only): East and West

Q. Picnic Tables on the East Side

R. Call for Issues

S. Adjournment of reformed meeting