

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

Via Zoom Videoconference

**MINUTES from the  
June 10, 2020 meeting**

**Call to Order** at 6:17 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) (left General Session @ 6:44 pm & rejoined General Session @ 8:13 pm)

**Member at Large:** Greg Lovato (joined @ 6:40 pm)

**Member at Large:** Lorri White (joined at 6:20 pm)

Attendees:

- Business/Finance Manager: Daryl Richmond (Present) (left @ 6:41 pm)
- Owners: Guenter Ihrig, Laura Kronick, Tommie Plank, Janet Savage (left @ 6:44 pm & rejoined @ 8:13 pm)
- HOA Attorney: Bryce Meighan, Esq. of Anderson, Dude & Lebel, P.C., (joined @ 6:45 pm & left @ 8:10 pm)

**APPROVAL OF MINUTES**

President JoAnne Hilton-Gabeler moved and Carolyn Ihrig seconded that the edited Minutes of the May 13, 2020 meeting, prepared by Secretary Carolyn Hodges, be approved and posted to the HOA website. The motion passed unanimously.

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**FINANCIAL REPORTS**

Business/Finance Manager, Daryl Richmond, who now lives in Florida, gave the following financial reports: Statement of Financial Position April 30, 2020, Monthly

Budget Report April 2020, Statement of Financial Position May 31, 2020 and Monthly Budget Report May 2020. (Attached hereto as Exhibits)

Daryl reported that the 2019 Federal Tax Return was filed and paid in April. The 2019 State Tax Return is in process and will be timely filed and any tax due will be paid.

President JoAnne Hilton-Gabeler moved and Carolyn Ihrig seconded that the Financial Reports be approved as presented and attached as exhibits to these Minutes. The motion passed unanimously.

## **EXECUTIVE SESSION**

President JoAnne Hilton-Gabeler stated that the Board would now go into Executive Session by the reason/cause highlighted in the Agenda (attached hereto) and requested that non-Board members, as well as Board member Phil Savage, leave the meeting. All parties will be informed when the Executive Session concludes and they can rejoin the meeting.

The Executive Session began at 6:44 pm and concluded at 8:10 pm.

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## **CONVENING OF GENERAL BOARD MEETING**

The people leaving, at the start of the Executive Session, were notified and rejoined at 8:13 pm. Rejoining were: Phil Savage, Janet Savage, Laura Kronick, Tommie Plank and Guenter Ihrig.

## **ARCHITECTURAL CONTROL COMMITTEE (ACC) REPORT**

Co-chairman, Greg Lovato reported that the ACC has addressed several issues:

(16845 East side) Dead aspen trees to be removed. Owner will bear cost & will hire a tree company to do the work. Owner also requested permission to move his privacy fence back a few feet so that his truck would not infringe on the driveway when parked.

(16826, 16832, 16844 & 16838 West side) A review of the heaving/moving of the ground supporting the concrete at the end of the West side quad needs to be repaired ASAP.

(16922 West side) Owner requested slight color change to the deck. After review an approved color was decided on. (See attached Architectural Control Committee Meeting Report May 30, 2020 for specifics.)

The ACC plans on compiling a color chart of approved deck colors as well as a record of Owner maintenance dates. This will be communicated to all Owners for their attention.

Previously Owners were not required to report when they did deck maintenance, but that information was needed for HOA recordkeeping. A record of deck maintenance needs to be maintained in order for the HOA Board to fulfill their responsibilities as outlined in the governing documents. This Board wants to bring this matter into compliance.

Greg stated that the “no trucks” in our driveways rule and signs need to be enforced to protect our “soft concrete” driveways. Signs were ordered and are now in place at each West Side quad driveway and both entrances on the East Side.

(16892 West side) Owner wants to replace flooring & top railing of their deck with Trex Decking. An acceptable color was selected and approved.

## **ELECTIONS/NOMINATING COMMITTEE**

Committee member, Laura Kronick reported that the Committee has come up with a “Mail-in Ballot Voting Procedure” for the next election. (See Draft Exhibit M attached)

The Nominating Committee Report for presentation at the June 10, 2020 was provided to all Board members for their review prior to this meeting. This Report is attached to these Minutes.

President JoAnne Hilton-Gabeler said that State Law allows for the HOA to use mail-in ballots and this will allow for good record keeping and an easier way into the HOA Rules, Regulations Policies & Procedures.

President JoAnne Hilton-Gabeler requested that all Board member review Draft Exhibit M and be prepared to vote at the next General Board meeting.

Carolyn Ihrig mentioned that East side and West side owners will also need to vote on their respective budgets for 2021. This has never been done in the past, but is required according to the Governing Documents, and needs to be done going forward to stay in compliance.

## **LONG TERM CONCRETE REPAIR AND PLANNING**

Carolyn Ihrig reported that some mud jacking was done last year but the priority planning was not followed.

First priority is 16826, 16832, 16844 & 16838 West side quad. Carolyn Ihrig said this repair, consisting of lifting and sealing, can be done for \$936.

President JoAnne Hilton-Gabeler moved and Greg Lovato seconded that we move forward with this repair at a cost of \$936. The motion passed unanimously.

President JoAnne Hilton-Gabeler requested that we **never** use Rocky Mountain Concrete again due to their poor performance in the past. [emphasis added]

## **WATER/IRRIGATION SYSTEM**

HOA volunteer, Guenter Ihrig reported that Monument Water came out to check out possible leaks in our system. A leak was indeed discovered and one clock showed leakage of one (1) gallon/minute, accounting for a cost of \$800/month to the HOA.

Other issues discovered were: controller valve and East side cracked supply valve.

Guenter Ihrig reported that a new control valve was installed at 16904/West side.

Guenter Ihrig reported that our infrastructure is in bad shape and in need of immediate attention. Drains, sprinklers and fences are at issue.

President JoAnne Hilton-Gabeler asked Guenter Ihrig to compile a report on what fences need work and the priority of such repairs.

Guenter Ihrig said there are five broken posts and numerous slats. Supplies for repairs would cost approximately \$2k.

Carolyn Ihrig said she would talk to Business/Finance Manager, Daryl Richmond, about rearranging the current budget to allow for these urgent/necessary repairs.

A big “thank you” was given to Guenter Ihrig for all his hard work and the fact that he is saving the HOA a considerable amount of money with all his “volunteer” efforts.

### **SIGNS: “NO TRUCKS IN DRIVEWAY”**

President JoAnne Hilton-Gabeler reported that a large truck recently drove onto the East side driveway and did potential damage to that area.

Guenter Ihrig installed the signs and they seem to be working. Several owners have noticed the delivery trucks are now parking on the street after taking notice of the signs!

President JoAnne Hilton-Gabeler reported that she is ordering address signs to be installed on the existing post of the “No Trucks” signs. On the West side it will indicate which address is in the “back.” This will clearly indicate to emergency personnel the exact location. (There have been issues about back locations in the past.) Our paramedic board member, Greg Lovato, said this will be most helpful and eliminate the time delay that has been experienced in the past.

### **PAINTING ON THE WEST SIDE**

16958 & 16964 /West side - Outside painting, in the same color, is scheduled for June 29, 2020 as previously approved.

### **DECK STAINING**

Refer to the ACC Report above for details on this issue.

Owner, Janet Savage, asked if the Board would like to know about past deck staining. President JoAnne Hilton-Gabeler said that would be very helpful and that all owners will be advised to do likewise, if possible.

Janet Savage said she will send a report to the Board regarding the dates of their deck staining.

### **BAKER/JONES INSURANCE CLAIM**

President JoAnne Hilton-Gabeler reported that the owners of 16928/West side filed a claim with their insurance carrier, USAA, regarding the deck and the unit wall.

USAA has come back to our HOA insurance carrier, CB Insurance. Since the date of damage was June 2018 and our insurance carrier at that time was American Family, the claim will be handled by them. To date USAA has not sent the claim to American Family or to the HOA.

## **HOSPITALITY COMMITTEE**

Board member, Lorri White reported that a committee is being formed and they are considering a July 4<sup>th</sup> block party with social distancing.

Ideally, we could block off the street and invite the Campbell Homes neighbors to join us.

Greg Lovato said street closing for events is commonly done and that we should contact the Monument Public Works Department for a permit.

Lorri White said more information will be coming as details are worked out.

## **LCE (Limited Common Element) WEED SPRAY**

President JoAnne Hilton-Gabeler reported that METCO has offered to do a one-time spray for weeds in the rock areas at Owners homes.

A notice will be sent out to see who might like to be included in this service. Owners will bear the cost and this is totally optional.

## **PICNIC TABLES ON THE EAST SIDE**

President, JoAnne Hilton-Gabeler said she is trying to get two more picnic tables, to be installed under the trees, on the East side. This would also allow all/most of the METCO workers to have a nice place to enjoy their lunch break as well as use by our residents.

The cost of each picnic table is \$175.

## **CALL FOR ISSUES**

President JoAnne Hilton-Gabeler asked if there were any other issues to be addressed.

Owner, Janet Savage, said she would like to have the letter dated June 1, 2020, that she & Phil sent to the Board, be attached to these Minutes.

President JoAnne Hilton-Gabeler denied that request. She said that the letter could be sent out to anyone that the Savages' wished, but that they would not be attached to the Minutes of this meeting.

### **ADJOURNMENT OF REFORMED MEETING**

The next General Board meeting will be held at 6:30 pm, July 15,2020, via Zoom videoconference.

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