

# Village at Monument Homeowners Association

## General Board Meeting

Via ZOOM Video Conference

Monument CO 80132

### Tentative Agenda

**July 8, 2020**

**6:30pm**

## PRELIMINARIES

A.1 **Call to Order** (Time:\_\_\_\_\_)

A.2 **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

A.3 **Adoption of the Agenda Recommendation**

“I (Board member) recommend that this agenda be adopted as presented (or amended)” \_\_\_\_\_ (Second: )

A.4 **Adoption/Approval of Prior Meeting Minutes (June 10, 2020)**

“I (Board member) recommend that the Minutes of the June 10, 2020 meeting adopted as presented (or amended)” \_\_\_\_\_ (Second: )

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## DISCUSSION ITEMS (Non-Action)

B.1 Finance Manager Report: June, 2020 Financials (Daryl Richmond)

B.2 Adjourn to Executive Session (See Below)

Adjourn General Meeting and convene Executive Session (Proposal and Second)

Time adjourned:\_\_\_\_\_ Time Convened:\_\_\_\_\_

## 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 of, or discussion 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.

Adjourn Executive Session and Convene General Meeting  
 Time Adjourned: \_\_\_\_\_ Time: Convened: \_\_\_\_\_

## ACTION ITEMS

B.3 Vote on Executive Session Common Area, Maintenance and Liability Issue- (Board members will be polled and their votes recorded)

B.4 Vote on Approval of Exhibit M for the RRPP

B.5 Vote and Discussion on employment of Quickbooks Online for Current-2021

B.6 Vote and Discussion on West Side Owner privacy screen proposal (Kinnaman)

## NON-ACTION Discussion (for tonight and/or July 22-Work Session)

C.1 Flagpoles and Proposals

C.2 Decks: Article V vs. Courtesy Procedure and the Budget

C.3 Architectural Control Committee Reviews, Requests and Recs: Overview and Clarification

1. Lonnie Price
2. Togi Kinnaman
3. Stan Thrift
4. Linda Baker and Donn Jones
5. Marcel and Tenesha Cretel
6. Tom White
7. Carolyn and Guenter Ihrig
8. Tom and Gail Muzzy
9. Gary Stamm

C.4 Revised Budget and the Formation of the 2021 Budget

C.5 Adjournment