

Village at Monument Homeowners' Association (HOA)
Working Board Meeting
Via Zoom Video Conference

MINUTES from the
April 29, 2020 meeting

Call to Order at 6:34 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 Rubenstein (Present)

Member at Large: Phil Savage (Present)

Member at Large: Lorri White (Present)

Owners attending: Laura Kronick, Tommie Plank and Guenter Ihrig

Approval of the Minutes

President JoAnne Hilton-Gabeler moved and Lorri White seconded that the Minutes of the April 22, 2020 meeting, as prepared by Secretary Carolyn Hodges, be approved as submitted and posted to the HOA website. The motion passed unanimously.

Appointment of Architectural Control Committee

President JoAnne Hilton-Gabler stated that Phil Savage is no longer the Architectural Control Committee Chairman and a new Architectural Control Committee has been formed as follows:

Chairman - JoAnne Hilton-Gabeler

Co-Chairman – Greg Lovato

Member – Tommie Plank

Member – Guenter Ihrig

President JoAnne Hilton-Gabeler moved and Carolyn Ihrig seconded that the proposed Architectural Control Committee be approved for 2020. The motion passed unanimously.

Maintenance and Insurance Obligations

Preliminary discussion was held regarding line items on a sample Chart, provided by CB Insurance, outlining the maintenance responsibilities of the HOA/Owner and the Insurance responsibilities of the HOA/Owner. This is still a work in progress.

Information Items

President JoAnne Hilton-Gabeler reported that METCO was on the property and reported safety issues that need to be addressed. The metal edging along the West side common element, or limited common element, in the back has become loose and needs to be removed or reseated. The Architectural Control Committee will determine if the repair of these safety issues are an HOA or Owner responsibility.

President JoAnne Hilton-Gabeler reported that METCO sprayed for weeds this week and will be fertilizing the lawns tomorrow, April 30th. Lawn mowing will begin about May 15th. We do not have a day certain when the weekly mowing will be done. However, we have requested Wednesday's and all owners will be informed of the actual day once determined.

President JoAnne Hilton-Gabeler reported that we have an ant infestation on the East side and possibly on the West side. Anderson Pest Control has been contacted. They will investigate and advise us on solutions, probably in July, once the ants come back.

President JoAnne Hilton-Gabeler will request that anyone seeing ants on their property let her know of the location, so that the problem can be addressed in that area.

President JoAnne Hilton-Gabeler also reported that wild animal sightings are increasing in our area and to be aware of this increase.

Attending Owner Comments

Tommie Plank said, regarding the Chart we were working on in this meeting, that she felt it was most important that all verbiage be consistent and comply with our governing documents.

She also reported that she had a tree in her backyard that looks diseased.

Laura Kronick said, regarding the Chart we were working on in the meeting, that she saw this as a boilerplate document and a good starting point. She felt it was very important that the Chart clearly define responsibility of East Side and West Side owners.

ADJOURNMENT - President JoAnne Hilton-Gabeler adjourned the meeting at 7:56 pm.

Respectfully submitted,
*Carolyn Hodges**

Carolyn Hodges
Secretary/Reporting Treasurer

*Signature is on file with the HOA