

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

West Side Picnic Area and also Via Zoom Videoconference

**MINUTES from the  
August 12, 2020 meeting**

**CALL TO ORDER:** At 6:31 pm

**ROLL CALL**

**President & Assistant to the Business/Finance Manager:** Carolyn Ihrig (Present)

**Secretary:** Carolyn Hodges (Present)

**Member at Large:** Joe Rubinstein (Present)

**Member at Large:** Phil Savage (Present)

**Member at Large:** Greg Lovato (Present)

**Member at Large:** Lorri White (Present)

**Member at Large:** Togi Kinnaman (Present via Zoom)

**GUESTS/HOMEOWNERS ATTENDING**

Business/Finance Manager (volunteer): Daryl Richmond (Present via Zoom) / left @ 7:05 pm)

Owners Attending in Person:

East Side/ Rochelle Kass (16881) [left @ 7:25 pm] and Irene Shewchuk (16887) [left @ 7:50 pm]

West Side/ Guenter Ihrig (16892), Tommie Plank 16970), Laura Kronick (16976), Janet Savage (16850), Butch Taylor (16946) [left @ 7:45 pm], Jim Fitzpatrick (16868) [left @ 7:53 pm] and Normadale McLean (16904) [joined @ 6:48 pm & left @ 7:55 pm]

Owners Attending via Zoom: East Side / JoAnne Hilton-Gabler (16833) [left @ 8:10 pm due to not being able to hear the people talking at the meeting. Zoom audio was inadequate.]

**MEETING NOTIFICATION**

The meeting was posted on the HOA website and an invitation to attend was sent out to the community by President.

President Carolyn Ihrig handed out a revised Agenda from the one posted on the website prior to the meeting. (The revised Agenda is attached hereto.)

**MINUTES OF MEETING JULY 22, 2020**

Carolyn Hodges reported that the Minutes of the July 22, 2020 Meeting were reviewed by all Board members prior to this meeting and also posted on the HOA website with a

“Draft” watermark.

Lorri White moved and Joe Rubinstein seconded that the Minutes of the July 22, 2020 meeting, prepared by Secretary Carolyn Hodges, be approved and posted on the HOA website (Draft watermark will be removed.) The motion passed unanimously.

### **TREASURER’S REPORT**

Volunteer, Business/Finance Manager, Daryl Richmond, who now lives in Florida, gave the following financial updates:

- Statement of Financial Position dated July 31, 2020 and Monthly Budget Report dated July 2020. The pest control charges for July (line item 6042) is \$700 over budget due to the ant infestation spraying charges. A copy of this report was given to all parties in attendance and is attached hereto.
- Budget Worksheet Prepared for the August 12, 2020 Board of Directors Meeting – (Copies were handed out to those in attendance & it was discovered that those copies were not the latest draft.) Daryl Richmond verbally gave the figures that should be in the last column of the Report “Adjusted Budget” and explained that he was in the process of working on the 2021 budget. **(The correct Budget Worksheet Prepared for the August 12, 2020 Board of Directors Meeting is attached hereto.)**

Joe Rubinstein moved and Phil Savage seconded that the Treasurer’s Report presented (via Zoom videoconference) by Volunteer, Business/Finance Manager, Daryl Richmond, be accepted as presented. The motion passed unanimously.

Purchase of CD from ENT Credit Union President Carolyn Ihrig asked for a volunteer to accompany her tomorrow to purchase a CD at ENT; Joe Rubinstein volunteered. Unanimous Written Consent to Action has been signed by all Board of Directors members and is attached hereto.

2020 Budget Adjustments Daryl Richmond reported that there may be potential adjustments to the 2020 Budget and he is in the process of working on this and will give a report on the adjustments at the next meeting.

2021 Budget Planning This was on the Agenda but not discussed.

(At this point in the meeting we skipped ahead in the Agenda to V.c. Snow Plow Contract-Metco) President Carolyn Ihrig reported that Metco is seeking a 30% increase in their snow removal contract for next year.

Discussion was held regarding this increase and looking for other local contractors to bid

on our snow removal.

## **OLD BUSINESS**

Maintenance Rule and Insurance Rule Lorri White reported that she was assisting President Carolyn Ihrig on revising these rules to make them more user friendly and they were making progress.

Flagpole and proposal Architectural Control Committee (ACC) Chairman, Greg Lovato reported that the owner at 16964/West side approached the HOA two months ago regarding installing a flag pole. This owner consulted the owner across the quad from him at 16970/West side who found it acceptable.

Greg Lovato reported that he and the ACC (Guenter Ihrig and Tommie Plank) have done lots of research on this issue and under CCIOA guidelines flagpoles are not to be prohibited as long as they follow the proper flag flying protocol. Greg Lovato reported the ACC recommends approving the installation of the flagpole at 16964/West side in the Limited Common Area (LCE) by the front door.

ACC member, Tommie Plank, stated that she felt all owners in the West side quads should be consulted in the future for any changes/improvements being proposed by owners in that quad.

Owner Rochelle Kass stated that she felt approving this flagpole would be setting a precedent.

ACC Chairman, Greg Lovato, said he values everyone's input on this issue.

President Carolyn Ihrig said we will be putting this flagpole issue in our Rules & Regs so there will be clarity on this going forward.

ACC member, Guenter Ihrig, said his concerns regarding the flagpole at 16964/West side was that the owner installed the flagpole before HOA approval.

Owner Jim Fitzpatrick asked if college flags could be displayed.

Phil Savage moved and Lorri White seconded that the flagpole installation at 16964/West side be approved. The motion carried.

ACC Reviews, recommendations and requests ACC Chairman, Greg Lovato, gave his Report dated August 7, 2020, which is attached hereto. He stated that the deck replacement proposed at 16946/West side is approved by the ACC at no expense to the HOA.

Decks President Carolyn Ihrig reported that our attorney, Debra Oppenheimer, reviewed the wording regarding decks and says the HOA does not pay for safety repairs to West side decks but is responsible for deck replacements.

Discussion was held and it was mentioned that if the CC&R's remained with the current wording, it would be necessary to raise the HOA dues by approximately \$200 per month for West side owners. It was agreed that an increase in dues is just not acceptable.

Further discussion was held and it was felt that we should move forward with having the attorney amend the CC&R's to state that West side owners are responsible for their own decks. Attorney costs of \$605 plus mailing of ballots will be needed to accomplish this.

Janet Savage asked if the East side owners needed to vote on this proposal and was informed that yes indeed all owners need to be included in the voting of this issue.

Joe Rubinstein moved and Phil Savage seconded that we amend the CC&R's to state that deck replacement costs will no longer be the responsibility of the HOA and will be at Owner expense. The motion carried.

Proposal to install & self-pay for steps & railings for the drainage at the base of their driveway Joe Rubinstein and Togi Kinnaman provided a written request to make safety changes to the Common Element (CE) area at the end of the quad area at 16838/16832/West side to mitigate the water accumulation issue. The cost of the materials will be paid for by the owners and Guenter Ihrig will be doing this work at no expense to the HOA. A copy of this request is attached hereto.

Phil Savage moved and Lorri White seconded that approval be given regarding this installation at no cost to the HOA. The motion carried.

## **NEW BUSINESS**

Addition of Board Members to Architectural Control Committee President Carolyn Ihrig reported that our attorney, Debra Oppenheimer, suggests that we appoint two more board members to the ACC.

Discussion was held and Carolyn Hodges stated that she didn't feel more board members should be on the ACC because they already have enough responsibilities and if we want to encourage more **owners** to get involved that would be the avenue she suggests.

ACC chairman, Greg Lovato, mentioned that more members on the Committee would involve scheduling difficulties, etc. and that he feels the three current members are working out quite well together.

ACC member Tommie Plank said that she has found being on the ACC interesting and quite time consuming. Her background in architectural design helps make her a qualified member of the Committee. She also feels that Greg Lovato's background is most helpful in leading this Committee.

ACC chairman, Greg Lovato, mentioned that committee member Guenter Ihrig is also a very qualified member of the committee and is a retired Porsche mechanic with a good reputation in that field.

President Carolyn Ihrig stated that she would leave the ACC as is for now.

Gutter Cleaning President Carolyn Ihrig asked Phil Savage to be in charge of finding a reputable gutter cleaning company to clean our gutters; which cleaning is long overdue.

Phil Savage agreed to be in charge of gutter cleaning and will submit a report in a timely manner.

Snow Plow Contract – Metco President Carolyn Ihrig reported that Metco is proposing an increase in next year's contract (as she reported earlier in the meeting and is found on page 2 of these Minutes.) She reported that the large equipment front loader will be charged at a rate of \$345/hour in 2021 compared to \$250/hour in 2020. This large equipment is sent out when the snow level is high and cannot be removed with the smaller equipment.

President Carolyn Ihrig said we would be getting competitive bids from other snow removal contractors. Joe Rubinstein agreed to lead this effort and report his findings.

Owner complaints received in writing President Carolyn Ihrig reported that issues with the porch and weeds at 16976/West side were reported. Owner, Laura Kronick, stated that both issues were addressed and corrected.

#### **LEGAL UPDATE**

This was addressed earlier in the meeting and can be found in these Minutes on page 3 under "Decks."

#### **PRESIDENT'S REPORT**

President Carolyn Ihrig read her report that can be found at VII on the "Agenda" of this meeting and is attached hereto.

#### **OWNER COMMENTS FOR ITEMS NOT ON THE AGENDA**

Tommie Plank said that she loves living here and that we all should stop and think about how wonderful our community is. She appreciates the entire HOA Board and the dedication they show in working hard as volunteers.

Phil Savage said he and his wife, Janet, recently looked at the new houses being constructed just south on Old Denver Hwy and that they are half the size of our places. Their HOA dues are \$280/month and are managed by a management company. He feels that rate will surely be increased in the near future and that those houses will increase the value of our homes.

Carolyn Hodges asked Laura Kronick to address the issue that she feels the HOA Board is in breach of the Settlement Agreement that was signed and dated July 24, 2019.

Laura Kronick answered that specifically items 1, 2, 3, 5 and 11 of that Settlement Agreement.

Joe Rubinstein asked Laura Kronick to please clarify since we did not have the Settlement Agreement in front of us.

Laura Kronick stated that since he had signed the Settlement Agreement, he should know the contents. Joe Rubinstein stated that he did not sign the Settlement Agreement. Laura Kronick said that he was the first signer on the right-hand side of the Settlement Agreement. Carolyn Hodges handed Joe a copy of the Settlement Agreement and Joe admitted that was indeed his signature and that he had forgotten about signing it. (The names of the other signers were written out under the signature line but Joe Rubinstein's name was not written out. He signed on the line that has "Village at Monument HOA" written out.)

Laura Kronick said that the "review" item 3 on the Settlement Agreement, that was to be conducted by Daryl Richmond and JoAnne Hilton-Gabeler was never done.

President Carolyn Ihrig said that Daryl Richmond had requested, on several occasions, that an "audit" be done, but it never was. (The Settlement Agreement calls for a "review" not an audit at item 3. A copy of the Settlement Agreement is attached hereto and is also on the HOA website.)

Laura Kronick also said that the Budget that was handed out earlier in the meeting does not show where we are currently. She said there is no reason any owner cannot look at the books and such access has been denied to date.

President Carolyn Ihrig stated that she now has access to the HOA books. A copy of the data that is on Volunteer Finance Manager, Daryl Richmond's computer has been downloaded to her computer and can be viewed at her house upon request.

Further discussion was held and it was suggested by Joe Rubinstein that the review by Daryl Richmond and JoAnne Hilton-Gabler should be done ASAP and a report given to the

HOA Board.

**ADJOURN**

President Carolyn Ihrig adjourned the meeting at 8:32 pm.

Respectfully Submitted,

***\*Carolyn Hodges***

Carolyn Hodges, Secretary

\*Signature on file with the HOA