

The Village at Monument Homeowners Association
Annual Meeting
November 11, 2020 6:30pm

Board Transition Agenda
(Zoom video conference)

Call to Order -- Carolyn Hodges, Secretary and Acting Officer

Proof of Notice – Carolyn Hodges

Minutes of October meeting – Carolyn Hodges/Joe Rubinstein

Roll Call -- Current Board (term expiration in November)

Greg Lovato (2020)

Joe Rubinstein (2021)

Lorri White (2020)

Togi Kinnaman (2022)

Carolyn Hodges (2021)

Phil Savage (2022)

Carolyn Ihrig (2021)

Roll Call -- HOA Board Elect (term expiration in November)

Carolyn Hodges (2021)

Phil Savage (2022)

Carolyn Ihrig (2021)

Laura Kronick (2023)

Joe Rubinstein (2021)

Rowdy Sluga (2023)

Togi Kinnaman (2022)

Others in Attendance Daryl Richmond, Volunteer Finance Manager

Seating of HOA Board Elect

Signing of HOA Board Code of Conduct

Adjournment of Board meeting led by “Current Board”

1. Call to Order -- Meeting of the newly seated HOA Board (Carolyn Hodges)
2. Nominations and election of new officers (Carolyn Hodges)
President (once elected, will preside over the remainder of the meeting)
Vice President (not required)
Secretary
Treasurer
3. Finances
 - a. Financial report by Volunteer Finance Manager (Daryl Richmond)
 - i. Volunteer Financial Manager “resignation” date and finance control (Daryl Richmond, new Treasurer, new President)
 - ii. taxes, non-profit status, back tax returns
 - b. New signers-signatory authority on bank accounts, LPL, ENT (present and future)
 - c. Approved Budget/Amended Budget for 2021 (Daryl Richmond)
 - i. CertaPro
 - ii. Allowance for “legal”
 - iii. New reserve study amount
 - iv. Realistic management company amount \$10-20K (Joe Rubinstein/Butch Taylor)
 - d. Walkway status and cost (Carolyn Ihrig)

- e. 2021 Reserve Study status (Phil Savage)
 - i. new cost, scope
 - ii. PM inclusion?
 - f. Shaffer CPA “light review” status (Carolyn Ihrig)
4. Unfinished Business
- a. Bookkeeper interviews status (Lorri White and Phil Savage)
 - b. Gutter cleaning status and comments (Phil Savage)
 - c. Limited Amendment results (Carolyn Ihrig)
 - d. Maintenance Rule status (Carolyn Ihrig)
 - e. Insurance Rule status (Carolyn Ihrig)
 - f. Website status (Joe Rubinstein)
 - g. ACC status (Greg Lovato)
5. New Business
- a. Nominating/Election Committee 2021/22 (Chair [Board member] and Owner members)
 - b. Settlement Agreement plan to comply (Laura Kronick)
 - c. 2021 Calendar of Board meetings (December 2020 and January 2021) and site reservations
6. Owner comments
- a. Joanna Anaradian
7. Adjourn meeting