

The Village at Monument Homeowners Association

Board Meeting Agenda

January 13, 2021 6:30pm

Attendance by remote Zoom video conference due to COVID restrictions.
Owners in attendance will have their lines muted by the host and may speak when recognized, for a maximum of three minutes.

Call to Order – Laura Kronick, President

Proof of Notice – Carolyn Hodges, Secretary

Minutes of November meeting – Carolyn Hodges, Secretary

Roll Call -- (term expiration in November)

Carolyn Hodges (2021)

Joe Rubinstein (2021)

Togi Kinnaman (2022)

Phil Savage (2022)

Laura Kronick (2023)

Rowdy Sluga (2023)

Others in Attendance (if owners in attendance wish to speak during the comment period, they should so indicate at this point)

Daryl Richmond, volunteer Business/Finance Manager through 2020

1. Finances

- a. Financial reports (Daryl Richmond 2020 annual reports)
- b. Cash flow report (Rowdy Sluga and Daryl Richmond)
- c. Dues “mailing” status (Rowdy Sluga and Daryl Richmond)
 - (1) Ramifications from late mailing (Board consensus)
- d. LPL signers status (Laura Kronick)
- e. Status of Resolution for moving money from Phase I contingency to Roof replacement Reserve (Joe Rubinstein)
- f. Revise Exhibit F to incorporate “management company” and allow for other than QB as the financial tool (Rowdy Sluga)
- g. Update 2021 Approved Budget to include amounts for attorney and CPA (Laura Kronick)

2. Unfinished Business

- a. Maintenance and Insurance Rules (Laura Kronick)
- b. Management Company status (Laura Kronick)
 - (1) Transition items
 - (2) Collection of HOA documents
 - (3) Notification to Owners of procedure changes
- c. Settlement Agreement plan to comply (Laura Kronick)

3. New Business

- a. ACC Report (Greg Lovato)
- b. Action Item table (Laura Kronick)

4. Owner comments (limited to three minutes in accordance with RRPP Exhibit B Meetings)

5. Executive Session per C.R.S. §38-33.3-308 (4)(e) to discuss matters the disclosure of which would constitute an unwarranted invasion of individual privacy

No actions will be taken after the Executive Session and the meeting will be adjourned.

6. Adjourn meeting