

Monument Hill Property Owner's Association

Annual Board of Directors Meeting

July 8, 2021

6:30 p.m.

Frisch Auf! Valley Country Club

Directors in attendance: Mark Hermes, Cleo Schneider, John Etue and Theresa Avera

Directors Absent: Dawn Cowen

Meeting called to order at 6:35 p.m. by President, Mark Hermes.

Opening remarks and Association Update from the President, Mark Hermes: Mr. Hermes welcomed members that were in attendance. He continued, stating that it has been an interesting and challenging year regarding rules and permits.

- Entrances and esplanades are properly maintained and cared for by an outside contractor.
- POA urges membership to pay permits and keep up with dues in a timely manner.
- The POA is continuing to research what would be involved to update Bylaws and Restrictions to coincide with the future and current needs for the residents of the association.
- American flags are placed at the neighborhood entrances for national holidays by the La Grange Lions Club in participation with their annual fundraiser.
- Brush collection for the neighborhood is in the budget for 1 to 2 times per year.
- Yard of the Month committee has been reestablished.
- The POA was voted the 2021 Best Neighborhood in Fayette County.
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Overall, the board is pleased and continues to work for the best interest of the residents and encourages membership participation at meetings.

Approval of July 9, 2020 Annual Meeting Minutes: Due to the Secretary, Dawn Cowen's absence, John Etue motioned to waive reading the minutes (copies were furnished to those in attendance) and for approval of the July 9, 2020 annual meeting minutes. Cleo Schneider seconded. The motion carried.

Financial Report, Theresa Avera: Checking account balance as of June 30, 2021 was \$29,687.50.

Delinquent Accounts - \$562.00 which is showing an improvement from 2020's annual meeting balance of \$1,300.00. One property is pending the possibility of a lien being placed as a result of past due fees and no response to prior communication. A copy of the financial report was available upon request.

Cleo Schneider motioned to approve the financial report as presented. John Etue seconded. Motion carried.

Restriction's Report, John Etue: Mr. Etue stated that the neighborhood is clear of violations for the most part. Most violations are responsive to a letter or personal contact in correcting violations. However, there are crossroads that will need attention such as refusal to pay dues, refusal to obtain permits and short-term rental (ex. VRBO, Airbnb). Complaints are addressed equally per restriction

requirements and the board will continue to enforce restrictions in a fair and equal manner as presented in the Bylaws and Restrictions of the Association. The MHPOA Board will strive to update and refine bylaws and restrictions to benefit the association as a whole entity.

Solicitation of nominations from the floor for vacant board positions and counting of ballots and confirmation of those elected: Two board seats were available, Dawn Cowen and Theresa Avera. There were no nominations presented from the floor for either open seat.

Tracey Head was voted and confirmed to fill the vacant seat of Dawn Cowen with a total of 41 votes via proxy and physical votes. No opposing votes.

Mike Wallace was voted and confirmed to fill the vacant seat of Theresa Avera with a total of 41 votes via proxy and physical votes. No opposing votes.

One prior nomination for Mary Lou McNair was declined/unaccepted by McNair.

Questions and Comments from the Floor:

Members in attendance expressed appreciation for maintenance of the neighborhood esplanades, entrances and the American flags placed at the entrances for national holidays.

Gratitude was also extended to Lori Steffek and Mark Hermes for their coordinated efforts providing for the community during the freeze of February of 2021. Communication efforts, brush removal and the distribution of drinking water was a tremendous help.

Members also requested a report from the deer committee. Cleo Schneider, head of the deer committee, reported that sixty deer were harvested during 2020. A total of ten were harvested in 2021. Schneider explained that limited areas to hunt hinder the sightings, therefore, a drop in the count. The membership was reminded not to feed the deer in effort to protect the neighborhood landscaping and control diseases that can be carried within the deer population.

Concern was also expressed regarding the homes damaged during hurricane Harvey. Stability, structure safety and unsightly appearance are areas of concern. The board and Mrs. Steffek have been in contact with the county, on numerous occasions, regarding the progression of grants that have been approved but not yet distributed. Communication will continue between the POA and the county until there is resolution.

John Etue motioned to adjourn. Cleo Schneider seconded. Meeting adjourned at 7:33 p.m.



Cleo Schneider, Vice President



Mark Hermes, President