

Monument Hill Property Owner's Association

Minutes of April 12, 2022
Board of Directors Meeting

Directors in attendance: Mark Hermes, Cleo Schneider, John Etue (via telephone), Mike Wallace, Tracy Head

Directors absent: None

Visitors: None

Meeting called to order: at 5:37 p.m. by President Mark Hermes.

Public Comments: None

Approval of minutes from February 10, 2022 meeting: Tracy Head made a motion, seconded by Cleo Schneider, to approve the Minutes from the February 10, 2022 regular board meeting as presented. The motion passed.

Approval of minutes from March 21, 2022 meeting: Cleo Schneider made a motion, seconded by Mike Wallace, to approve the Minutes from the March 21, 2022 regular board meeting as presented. The motion passed.

Treasurer's Report: Mike Wallace

- ~ Checking balance (3/27/22): \$30,648.70; reflects a decrease of -\$1,654.70
- ~ No extraordinary items for the month
- ~ Delinquent accounts (3/31/22): \$931.39; reflects a decrease of -\$345.00
- ~ the property located at 201 Richard Rd (shown owned by Alice Rodgers Estate but, according to her son, HUD now owns the home) was assessed an additional \$300.00 for yard maintenance performed by MHPOA in December 2021, bringing the now past due account balance to \$480.00. When the property finally sells, all past due amounts will be collected prior to closing.

Cleo Schneider made a motion, seconded by Mark Hermes, to approve the March 2021 financial report as presented.

Mike Wallace presented a budget worksheet for the MHPOA (see "Attachment A"). In analyzing receipts vs. expenses, it's evident that the Association is spending almost \$7,800 more annually than it receives in property dues and permit fees. Reductions in spending are imperative.

Mike Wallace proposed the following:

1. Authorize Cleo Schneider to negotiate new maintenance charges for the upkeep of the entrances and esplanades. Cut the amount currently being spent (approximately \$12,000 annually) on maintenance by half resulting in a cost reduction of \$6,000 annually.
2. Transition to invoices that are printed on postcards instead of invoices printed on a letter sized piece of paper. This change should result in lower postage costs.
3. No longer print and mail newsletters. Any newsletters generated will be posted on the website or emailed to property owners.

4. Visit with FEC about changing the existing streetlight bulbs to LED bulbs, resulting in a reduced utility expense. Mark Hermes will handle this item.
5. Investigate current bank charge assessments and see if or where these costs can be reduced. Mike Wallace will handle this item.
6. The deer removal program will be cut from the budget for the next year.

Tracy Head made a motion, seconded by Cleo Schneider, to act on all of Mike Wallace's proposals as outlined above and to re-assess the Association's financial situation in 90 days.

Cleo Schneider made a motion, seconded by John Etue, to approve the January 2022 Treasurer's Report. The motion passed.

Restrictions: None.

Old business:

- (a) **Annual election of board members – potential candidates:** Cleo Schneider and Mark Hermes will rotate off the Board in July. Suggestions and help on recruiting candidates are needed. Continue to search and recruit for interested candidates.
- (b) **Esplanade maintenance:** Cleo Schneider will contact individuals to solicit the best price for the upkeep of the Association entrances and esplanades. He will award the job to the lowest bidder. The arrangement currently in place with Tatonka Tree, owned by Colter Zoch, will be cancelled for financial reasons.

New business:

- (a) **Annual Renewal of FCWCID/MHPOA Clerical Services Contract:** Mike Wallace made a motion, seconded by John Etue, to renew the FCWCID/MHPOA clerical services contract, for the period April 1, 2022 through March 31, 2023, in the amount of \$1,100 per month. The motion passed.
- (b) **Set Date for July Annual Meeting:** Annual meeting will be held at Frisch Auf Valley Country Club, in the Valley View Room, on July 14, 2022 at 6:30 p.m.. Water and tea will be served and a cash bar will be open. Tracy Head will book the date with the country club

The next regular meeting is scheduled for Thursday, May 12, 2022, at 6:30 p.m.; however, the date, and time, may need to be changed due to Director's, and their children's, involvement in Spring sports. The meeting will be held at the Association office, located at 100 Country Club Drive, La Grange, Texas.

Mike Wallace made a motion, seconded by Cleo Schneider, to adjourn the meeting. The motion passed.

The meeting was adjourned at 8:21 p.m.



Mike Wallace, Treasurer



Mark Hermes, President

Attachment A

MHPOA Budget Worksheet

Cash Receipts and Disbursements 1.1.21-12.31.21

Receipts

401- Maintenance Fees	\$36,600.00
425- Building Permits	216.41
491- Interest	<u>17.07</u>
	\$36,833.48

Disbursements

510- Maintenance	\$12,185.00
609- Bus. Promotion (FAVCC)	90.73
610- Accounting Fees	603.77
611- Postage & Mailing	720.58
612- Printing Expense	587.13
614- Utility Expense	11,302.56
615- Bank Charges & Fees	364.10
616- Website Expense	208.72
618- Insurance	2,990.00
619- Contract Labor	13,200.00
620- Deer Removal	600.00
621- Flag Program	600.00
622- Legal	<u>1,160.00</u>
	\$44,612.59

Difference - \$7,779.77