

# Monument Hill Property Owner's Association

Minutes of August 9, 2023  
Board of Directors Meeting

**Directors in attendance:** Darla Blaha, Dustin Kadlecsek, Mike Wallace, John Etue

**Directors absent:** Travis Anderson

**Visitors:** None

**Meeting called to order:** at 6:00 p.m. by President Mike Wallace.

1. **Public Comments:** None
2. **Approval of Minutes from June 14, 2023, meeting:** Minutes were approved as presented. Dustin made a motion to approve the minutes of the June 14, 2023, meeting as presented. John seconds. The motion carried.
3. **Treasurer's Report:**
  - a. July financial report:
    - i. Combined bank balance as of 7/31/23: \$44,562.67
    - ii. +\$5,774.90 net change
  - b. Extraordinary expenses:
    - i. Annual Meeting refreshments \$187.12
  - c. Delinquent dues +90 days
    - i. As of 7/31/23: \$4,235.84
    - ii. +\$1,095.84 net change.
    - iii. Extraordinary items:
      1. Fay Servicing Inc (A. Rodgers) \$1,260 (\$360 in dues / \$900 yard maintenance)

**Delinquent Account Summary Discussion:**

Hoehne Estate, Reuben – Property under contract and should be closing soon, if not already closed, and HOA will receive all monies owed through liens filed.

Justus, Stacey – Pays her water bill on time after being shut off, but not her dues. Liens filed.

Rutledge, Roger – Home is FSBO and liens filed will be enforced at sale.

John motions to accept the treasurer's report, Mike seconds. The motion carried.

4. **Board orientation:**

- a. Discussion of Association motto, if you will, to give service and quality of life to our homeowners. Communicate with homeowners regarding any issues vs. making demands. Forms are in the office if anyone wants to make a complaint, but without any

authority we cannot enforce most complaints, and our budget doesn't allow for legal action.

- b. Meetings, we are not governed by the Texas Open Meetings Act, but we are governed by the Property Code. Must post our meetings 72 hours in advance and on the website.
- c. Clerical Services, Lori's position, we pay a fee for her clerical services only. She is not our employee.
- d. Association's Officers, Mike to remain as President, John as VP, Dustin as Treasurer, and Darla as Secretary. Architectural Control Committee, Mark and Cleo remain on the committee and may need to add another member. All accepted and approved by Board of Directors in attendance.

**5. Old Business:**

- a. Esplanades maintenance to continue with Alfredo Martinez, and Darla will take over making calls to Mr. Martinez regarding same.
- b. Yard of the Month:
  - i. July: Susan Hayden, 615 Country Club Court
  - ii. August: Adrienne Armstrong, 405 Valley View Dr
- c. 201 Richard Road (A. Rodgers Estate) Is going into Judicial Foreclosure in Fayette County. Shannon Raabe with Schovajsa Mayer & Klesel Law Firm is representing us and sent a letter to the attorneys in Houston who are handling the foreclosure. The home has been vacant for several years.

**6. New Business:**

- a. Keeping meetings to about 30 minutes.
- b. Bank Account Signatories: Mike Wallace and Dustin Kadlecek will continue to serve as bank account signatories. No paperwork was executed since no changes were made.

The next regular board of directors meeting is scheduled for September 13, 2023, at 6 p.m. at the MHPOA/FCWCID office located at 100 Country Club Drive in La Grange, Texas.

There being no additional business, a motion was made to adjourn the meeting. The meeting was adjourned at 6:30 p.m.



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Darla Blaha, Secretary



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Mike Wallace, President