

Monument Hill Property Owner's Association
Minutes of August 9, 2018
Board of Directors Meeting

Call to order: Meeting was called to order at 6:32 p.m. by Board Member Mark Hermes.

Directors in attendance: Brenda Benes, Mark Hermes, Darlene Gilmore. Absent Board Members were Dawn Cowen, Cleo Schneider. Also in attendance was Office Manager Lori Steffek.

Selection and appointment of POA officers 2018-2019:

Motion was made by Board member Darlene Gilmore for the appointment of Officers as follows:

Mark Hermes, President
Cleo Schneider, Vice President
Dawn Cowen, Secretary
Darlene Gilmore, Restrictions
Brenda Benes, Treasurer

The motion was seconded by Mark Hermes and the motion passed as Mark Hermes then presided over the remainder of the meeting.

Public Comments: None

Approval of June 14, 2018 minutes:

Motion was made by Brenda Benes that the minutes be received as submitted. No corrections were made. The motion passed.

Treasurer's report as of August 9, 2018:

Total Prosperity checking account balance as of August 9, 2018, was \$62,497.35.

Delinquent accounts \$342.60 90+days delinquent

Motion (Darlene Gilmore) made to receive the reports as submitted (seconded Mark Hermes). The motion was approved.

In regard to the delinquent accounts, discussion followed about the Shane Drosche property and the possibility of placing a lien on the property for unpaid POA dues. After an attorney has been selected for the Association, the matter will be discussed with him/her. The attorney will be asked to send a letter, to the homeowner, stating the intentions prior to the filing of a lien.

Restrictions Report:

- a. Darlene Gilmore reported that three letters of violation had been sent to property owners: 313 Buckeye Trail for unkempt yard and sign; 404 Buckeye Trail – yard unkempt; 301 Buckeye Trail – off street parking.
- b. Board members discussed, and approved the recommendation, that a letter will be sent to property owners whose lots/homes were left uninhabitable post Hurricane Harvey. The letter will advise that lots are to be kept mowed, and if necessary, the Association will mow and the owner will receive a bill for 150% of what it cost the Association to have it done.

Deer Committee Report: No report

Old Business:

- a. General Restrictions attorney review: Mark Hermes read the opening paragraph of the deed restrictions. The discussion continued under New Business.
- b. Speed Restriction Update: In response to an email from former board member Larry Hilgers, the issue will be tabled until a future meeting.

New Business:

- a. The Board discussed, per recommendation of Office Manager Steffek, that three bank signatories be appointed for the Prosperity Bank Account. The three signers will be: Dawn Cowen, Secretary; Brenda Benes, Treasurer; and Cleo Schneider, Vice President. Motion was made by Brenda Benes that these three be appointed as signatories. The motion was seconded by Mark Hermes and passed as presented. These motion became effective as of August 9, 2018.
- b. Architectural Committee: Current member is Loren (Buzz) Parker. Other members for the committee are being sought.
- c. Building Approval Request: Metal carport located at 224 Park Drive. R, Smith, property owner. The Board agreed, in a gesture of good will, to waive the building permit. The Board approved the proposal for the concrete pad addition, but rejected the proposed metal carport. The contractor for the project will be made aware of this decision. He will also be made aware of the property line set backs according to the restrictions of the Association. President Mark Hermes will be speak with the homeowner to explain the Board's decision.
- d. The decision was made by the Board to actively seek an attorney to act on the POA's behalf. The attorney will be asked to review the paragraph and give the Board a better understanding of the opening paragraph read earlier by Mark Hermes. Additionally, the items previously proposed by the Restriction Committee will be discussed, and if allowable, will be presented at the 2019 Annual Homeowners Association Meeting. Brenda Benes will speak with local attorney Richard Halpain for guidance in locating an attorney or retaining him for services.
- d. Esplanade Maintenance: The Board will try to locate someone to perform upkeep and planting of the neighborhood esplanades.
- e. Tree Trimming: The Board will consider options to hire someone to do trimming of the trees.
- f. Fall 2018 Newsletter Ideas: Several ideas were discussed for the newsletter.

The meeting was adjourned at 7:45 p.m. by President Mark Hermes.



Brenda Benes
Acting Secretary



Mark Hermes
President