

Monument Hill Property Owner's Association

Minutes of November 11, 2021

Board of Directors Meeting

Directors in attendance: Cleo Schneider, Tracy Head, John Etue, Mike Wallace.

Directors absent: Mark Hermes

Visitors: Dr. David Tauch, member

Meeting called to order at 6:30 p.m. by Vice President, Cleo Schneider

Public Comments: Dr. Tauch resides at 314 Oak Bend Drive (on the corner, at Buckeye Trail). He's having a problem with neighbor's barking dog. His wife is on pain meds, doesn't sleep well. Problem is all the dogs from the neighbors barking. He presented a solution: buying an ultrasonic device that only dogs can sense, not harmful to dog. It bothers the dog, but then gets them to stop barking. Dr. Tauch would use the remote to utilize the device to help with the barking.

The other issue with the same neighbor (located behind him) is him flooding Dr. Tauch's yard. Dr. Tauch has spoken with his neighbor several times with no response. He's attempted to visit more with him, but his neighbor is not answering his door now. Yard is continuing to flood due to his neighbor's sprinkler system. Monday and Tuesday it flooded, and today was worse than ever with the rain we received yesterday. He's worried about his own foundation with all the water. His plants and trees are beginning to suffer from too much water.

Dr. Tauch wants to be a good neighbor, but is seeking advice in how to approach through restrictions.

Dr. Tauch will look into the ultrasonic device on his own.

Mike W. shared the complaint form and advised him to fill out and return to the office. While this is a nuisance, the Association has no jurisdiction in such matters. It was suggested to Dr. Tauch that perhaps he file a small claim for damages to his yard with the Precinct 3 Justice of the Peace in Flatonia.

Approval of Minutes from October 14, 2021 regular meeting: Mike made a motion, seconded by John, to accept the October 14, 2021 Regular Meeting minutes as presented; the motion passed.

Treasurer's Report for October: Mike Wallace

Checking Balance: \$32,341.95

Total delinquencies: \$1,164.98

90+ day delinquencies: \$167.64

Mike commented that the board should only focus on those delinquencies that are 90+ days past due.

John motioned to accept the October's treasurer's report; Mike seconded. The motion passed.

Restrictions: John Etue

- A. **Complaint: 201 Richard Rd:** John located the son, Devon S. Rodgers, II who lives in La Grange; Mike reported they don't want anything to do with the home anymore. It's unclear who actually owns the property. The title search is still in her estate. John stated we could put a lien on the property. Mike suggested we send someone in to mow the property and Cleo stated we charge the current property owner 150% for all costs incurred, per our restrictions. We will send the letter to the last owner of the property.

Board will take action.

Mike made a motion that a letter be sent to the last known owner of 201 Richard Rd demanding that they remedy the situation by November 24, 2021 and advising them, if it's not done by that date, the Association will remedy it and bill them 150% of all costs incurred in accordance with our General Restriction, No. 31 – Lot Appearance. A copy of the demand letter shall be sent to Mr. Devon Rodgers II, Guardian Asset Management, Department of Housing and Urban Development and the Head of the Estate. John seconded. The motion passed.

- B. **Complaint: 104 Molly Lane:** Continued complaints of unsightly storage. Discussion was tabled.

New Business:

- A. **Update on maintenance of Country Club Dr lots destroyed by Hurricane Harvey** - Cleo read in paper that the Country Club will furnish manpower to help mow. Mike stated Judge claims the county can't go on private property to mow. Cleo stated the Association don't have the funds to routinely pay for the upkeep. Discussion is ongoing; no action was taken at this time.
- B. **Consider and take action on sending out Christmas cards in lieu of Winter newsletter** – Tracy made a motion to send out Christmas postcards, at an estimated cost of \$190 plus shipping/handling and tax. John seconded. The motion passed.
- C. **Deed Restriction Violation/Complaint Protocol & Violation/Complaint Form** - John stated we don't follow protocol. Cleo questioned if we should come up with a new form. Board tabled discussion until the next meeting when all board members are present.

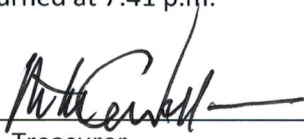
Upcoming drainage work by the County - County has been working on Creamer Creek. When finished, Commissioner Berckenhoff plans to work in the Association. Current drainage is backed up. Property located on the northeast corner of Park and Country Club Drive has a buried drain pipe, that drains on to Country Club Drive. Commissioner plans on installing a second buried drain pipe in the same location as the first drain pipe. He has asked if the Association might be willing to pay for the cost of re-sodding the area of the lot with the buried drain pipe is going to be replaced. He has offered to provide the labor to put down the sod, if the Association would purchase the sod. Mark is in discussions with them concerning this matter and others, but until more information is presented nothing can be acted upon; however, decisions will need to be made as the situation develops, and prior to the next board meeting.

John motioned, as it pertains to the County and Precinct 3's upcoming work within the Association, the Board can hold official votes outside of a regularly scheduled meeting for action to approve or disapprove matters, as needed. Mike seconded. The motion passed.

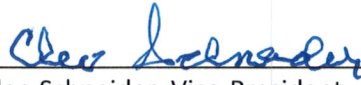
The next regular meeting is scheduled for Thursday, December 9, 2021, at 6: 30 p.m., at the Association office, located at 100 Country Club Drive, La Grange, Texas.

Tracy made a motion to adjourn the meeting. Seconded by John. The motion passed.

Meeting adjourned at 7:41 p.m.



Mike Wallace, Treasurer



Cleo Schneider, Vice-President