

Monument Hill Property Owner's Association

Minutes of September 13, 2018

Board of Directors Meeting

Directors in attendance: Mark Hermes, Cleo Schneider, Darlene Gilmore, Brenda Benes, Dawn Cowen

Meeting called to order at 6:30 p.m. by President, Mark Hermes

Public Comments: None

Approval of August 9, 2018 minutes: Dawn Cowen motioned to approve the minutes as presented, the motion carried.

Treasurer's report as of September 13, 2018, Brenda Benes:

Total Cash Assets	\$61, 449.18
Delinquent Accounts	\$345.75/90+ days delinquent; total delinquencies \$755.60

Jimmie Landreth and Peter Quitta have since paid their dues.

Cleo Schneider motioned to accept the treasury report, the motion carried.

Restrictions report, Darlene Gilmore:

- 1) Letters to the homes affected by Hurricane Harvey were sent out on 9/12/18 stating that their yards must be mowed in two weeks or we, the MHPOA, will hire someone to do it at a 150% charge to the owner.
- 2) A letter to Rose Cook on Buckeye Trail was sent out regarding an ongoing off-street parking violation.
- 3) The Henderson and Dahse violation letters have not been mailed out yet.
- 4) If a restriction violation is noticed, protocol must be followed to file complaint.

Deer Committee:

- Bill Keating has conducted a deer count within the association and will do another in the near future.
- Since last year's mitigation of deer was unsuccessful, a new plan needs to be put into place to lower the association's deer count. Cleo Schneider suggested that he speak with the superintendent of the golf course in an effort to receive more flexibility in the hunting of deer.

Old Business:

- A. General Restrictions Review Update:** Brenda spoke with attorney, Bill Schovajsa, about our options in amending our current restrictions after missing the July deadline. He said that we could NOT amend them until the next 10 year anniversary. However, the current restrictions (#33 specifically), cover two of three main concerns of the board—deer feeding and off-street parking. The third concern, the enforcement portion of the restrictions, will be dealt with by the Justice of the Peace. In order for this process to ensue, the board will identify and send a complaint to the non-compliant person. The letter specifies what needs to be corrected and the

amount of days allocated. If the violation is not corrected in the given number of days, the JP will file charges. The non-compliant will receive a bill from the JP court, not from the board.

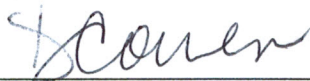
- B. Retention of Attorney for Association:** None needed
- C. Esplanade Maintenance Throughout Association:** Lori contacted Colter Zoch about maintenance. She gave him a diagram of all the esplanades in the association and told him our expectations: mulching, weeding, removal of leaves, and tree trimming. He quoted his services for all esplanades, two days of work, once a quarter to total \$1,600 plus good quality mulch. The amount will not exceed \$2,000. Brenda made a motion to approve a one-year contract, with the details above in mind, for Colter Zoch. The motion carried.
- D. See above**
- E. Potential ACC Members:** Since the meeting Darlene Gilmore has recruited two Architectural Control Committee members: Mary Lou McNair and Debbie Robinson

New business:

- a) Building Approval Request:** 1 Oak Ct. addition was approved by the board.
- b) Calculation of interest on delinquent accounts:** Currently we calculate 1.5% monthly based on the amount of their dues per quarter-not the total amount delinquent. Brenda motioned to change the calculation of past dues to 1.5% on the total amount due, not just the monthly dues. The motion was approved.
- c) Redesigning of Association signs:** The board agreed that all association signs need to be updated. This includes larger, more professional grade signs that include some type of lighting (for safety concerns). We will keep the sign designs consistent throughout the association as well. At this point the board will contact sign companies, specifically George's Signs, to drive the association in order to get quotes for what is needed.

Meeting adjourned at 7:56 p.m.

Next regular scheduled meeting is October 11, 2018 at 6:30 p.m.



Dawn Cowen, Secretary



Mark Hermes, President