

# Monument Hill Property Owner's Association

Minutes of September 13, 2023

Board of Directors Meeting

**Directors in attendance:** Darla Blaha, Dustin Kadlecek, Mike Wallace, Travis Anderson

**Directors absent:** John Etue

**Visitors:** None

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

1. **Public Comments:** None
2. **Approval of Minutes from August 09, 2023, meeting:** Minutes were approved as presented. Dustin made a motion to approve the minutes of the August 9, 2023, meeting as presented. Travis seconds. The motion carried.
3. **Treasurer's Report:**
  - a. August financial report:
    - i. Combined bank balance as of 8/31/23: \$42,936.15
    - ii. (\$1,526.52) net change
  - b. Extraordinary expenses:
    - i. None
  - c. Delinquent dues +90 days
    - i. As of 8/31/23: \$3,714.34
    - ii. (\$521.50) net change.
    - iii. Extraordinary items:
      1. Fay Servicing Inc (A. Rodgers)  
\$1,260 (\$360 in dues / \$900 yard maintenance)
      2. R. Hoehne Est.  
\$540.00 (property sold 08/25/2023; dues were collected via title company)
      3. S. Justus  
\$240.00 (property owner struggling financially)
      4. R. Rutledge  
\$720.00 (property currently for sale)
      5. R. Vinson  
\$440.00 (property owner unresponsive to invoices and/or statements being mailed)

**Delinquent Account Summary Discussion:**

Hoehne Estate, Reuben – Property closed, and HOA received all monies owed through liens filed.

Justus, Stacey – Pays her water bill on time after being shut off, but not her dues. Liens filed. Will send letter regarding wrecked car in her carport to be repossessed due to being in violation of the Deed Restrictions. Travis will ask that she call him.

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

Mike motions to accept the treasurer’s report, Dustin seconds. The motion carried.

**4. Old Business:**

- a. Yard of the Month for September, Dixon & Mary Lou McNair, 310 Valley View Drive

**6. New Business:**

- a. Clerical Services Agreement for Lori’s position to be effective April 1, 2023, for a period of Twelve (12) months with a Ninety (90) day termination notice. MHPO agrees to pay FCWCID the sum of \$1,100 per month.
- b. Authorization for billing MHPOA dues via email and/or postcards – all in agreement to do so to keep the cost of postage down.
- c. Consider methods to raise MHPOA revenues. Dues cannot be raised based on the Deed Restrictions/By-Laws. The loss of property on the golf course and non-payment of dues has been a hindrance. Discussed ideas for fundraising from the POA to offset revenues, such as a golf tournament, 50/50 raffle, basically just throwing out ideas for now.
- d. Will send letter to Stacey Justus at 104 Molly Lane for delinquent dues and wrecked car.
- e. Letter sent to 300 Buckeye Trail was a success as car has been removed from the yard and trees were trimmed.
- f. Architectural Control Committee Approval Request from 300 Rolling Hill Drive to replace a composition roof with a metal roof after hail damage. Not considered an architectural change and no issue of this change is of concern to the board. All approved request.
- g. The next regular board of directors meeting is scheduled for October 11, 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.



Darla Blaha, Secretary

John Etue, Vice President