

Monument Hill Property Owner's Association

Minutes of September 15, 2021
Board of Directors Special Meeting

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

Directors absent: None

Meeting called to order at 6:37 p.m. by President, Mark Hermes

Public Comments: None

Approval of Minutes from August 5, 2021 special meeting: John made a motion, seconded by Cleo, to accept the August 5, 2021 Special Meeting minutes as presented; the motion passed.

Treasurer's Report for August: Mike Wallace

Mike reviewed the new treasurer's report format with the board. The new report shows extraordinary items, delinquent dues in a one pager that sums up financial report. Board approved of the new one-page format.

Checking Balance: \$30,925.56

Total delinquencies: \$227.64

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

Deer Committee Update: Cleo Schneider

Two hunts in the last 2 years. Board voted no hunting this coming season. Game Warden said if we want to do it next season, we will need a count. We have to have 2 counts to have a hunt. Deer count is completed and turned in. We are good to hunt for next season.

Restrictions: John Etue

- A. **Complaints: Molly Lane:** just moved in had no place to store. All cleaned up at this point. N action needed, will keep watch on it.
- B. **Construction going on:** Are people filing correctly for permits? Not sure of what permits are required or needed. Not sure what we need on the interior. Homeowners have been doing lots of work – roof, paint, trim. What are the universal restrictions? Just replacing what is there... Just not sure of the permits. Roofs –not sure of permit. Other houses doing remodeling construction. John will look into permits needed. John will report back of what needs permits.

Old Business:

- A. **Consider and take appropriate action on engaging legal services to amend by-laws and general covenants** – John is not comfortable with the attorney. He feels we are in a difficult position to make these calls. Attorney is in the process of retiring. Mike asked about local counsel, but we've had a hard time getting someone to connect with. Hiring an Attorney, most homes will be grandfathered anyways. Tabled the discussion. No motion
- B. **Consider and take appropriate action on seeking bids for maintenance of common grounds** – Colter Zoch has been doing the work – takes a lot of time to get it done in timely manner. The

board wants to get bids for the new year. Need to specify what all is needed before we put out for bids. What all needs to be done, etc. Hess is sometimes behind as well. Mark and Lori will work together to get a list out for a bid. Cleo – states signs are dirty and should be cleaned up or power washed. Commissioner will not return Mark's phone calls. Mark said we need more stop signs and yield signs as well.

New Business:

- A. **2020 IRS Form 1120 for submission:** Mike moved we approve. Cleo seconds. The motion passed.
- B. **New one-page format treasurer's report.** Changes were approved in treasurer's report.
- C. **Watershed/drainage concerns on Country Club Ct.** – Board would like to see the blueprints if any changes have been made to watershed after the original plans were submitted. The original planned construction has been approved and signed off on by architecture control board and approved by the POA Board. It was noted that both homes on either side of it have retaining walls. The board requests the owner needs to confirm that what he is doing was what was submitted and approved by the committee.

John motioned to form a subcommittee to review them for the approval of existing permits on Country Club Court vs. the work actually being done. Mike seconds. The motion passed. Mark and Mike will make up the committee and report to the Board.

John motioned to Request the builder/owner of construction on Country Club Ct bring his current operating plans to subcommittee in a matter of 7 days to review. Mike Seconds. The motion passed.

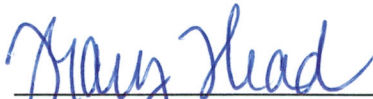
- D. **Hurricane Harvey homes:** Mike attended the commissioner meeting. Mike thinks to approach commissioner and county w/ bylaws. POA could give them permission to come mow. Bill at 150%. We've mowed the lots 5 times and Webber told us to stop.

Cleo motioned for the Board to authorize Mike to contact County Attorney with our restrictions and the commissioner with our restrictions and express our approval for them to maintain the properties. John seconds. The motion passed.

The next regular meeting is scheduled for Thursday, October 14, 2021, at 6: 30 p.m., at the Association office, located at 100 Country Club Drive, La Grange, Texas.

Motion by Cleo to adjourn the meeting. Seconded by John. The motion passed.

Meeting adjourned at 8:08 p.m.



Tracy Head, Secretary



Mark Hermes, President