

# Monument Hill Property Owner's Association

Minutes of August 13, 2025

Board of Directors Meeting

**Directors in attendance:** Darla Blaha, George Ross, Dustin Kadlecek, Jen Bernshausen, John Etue

**Directors absent:** All directors present

**Meeting called to order:** at 6:04 p.m. by John Etue, Vice President.

1. **Public Comments:** No public comments.
2. **Recess Open session and enter executive session pursuant to Chapter 209 of the Texas Property Code for the purpose of deliberating of candidates interested in being appointed to the board of directors to fill vacancy:** No motion was made to enter into executive session pursuant to Chapter 209 of the Property Code.
3. **Adjourn executive session and return to open session:** Not Applicable.
4. **Consider and take appropriate action on filling board of directors' vacancy:** A motion was made by Darla, and seconded by Dustin, to appoint Jen Bernshausen to fill the vacancy left on the board due to the death of Travis Anderson. The motion carried and Jen Bernshausen was appointed to the Board of Directors. Her term will expire in July 2026.
5. **Association Business:**
  - a. **Selection of the Association's 2025-2026 Officers:** After a brief discussion, John made a motion, seconded by Dustin, that the 2025-2026 MHPOA officers be as follows: Darla Blaha - President, George Ross – Vice President, Dustin Kadlecek – Treasurer, Jen Bernshausen – secretary, and John Etue – Director. The motion carried.
  - b. **Designation of Architectural Control Committee (ACC) members:** No changes were made. Mark Hermes, Cleo Schneider and Scott Toensing remain as the ACC members.
  - c. **Consider and take appropriate action on approving and adopting resolution designating the authorized signatories for all financial institutions:** A motion was made by John, and seconded by George, to appoint Darla Blaha, George Ross and Dustin Kadlecek as authorized signatories for all financial institutions. The motion carried.
6. **Approve Minutes from May 14, 2025, meeting:** A motion was made by Dustin, and seconded by John, to approve the minutes of the May 14, 2025 meeting as presented. The motion carried.
7. **Treasurer's Report:**
  - a. May, June and July financial reports:
    - i. Combined bank balance as of 05/31/2025: \$48,356.26
    - ii. Combined bank balance as of 06/30/2025: \$46,785.57

- iii. Combined bank balance as of 07/31/2025: \$49,319.34  
Net Change: +\$2,533.77
- iv. Extraordinary Items – Fayette County Clerk (recording fee for restrictions)  
\$73.00
- b. Delinquent dues:
  - i. Total Delinquent Dues as of 05/31/2025: \$664.34
  - ii. Total Delinquent Dues as of 06/30/2025: \$340.00
  - iii. Total Delinquent Dues as of 07/31/2025: \$1,330.00Net Change: +\$990.00

A motion was made by John, and seconded by George, to approve the May, June and July 2025 Treasurer's Reports as presented. The motion carried.

**8. Old Business:**


- a. Yard of the Month for August – 218 Richard Road (The Friemel's)

**9. New Business:**

- a. Building Approval Request for 335 Club View Dr. wrought iron fence with concrete footing was tabled.
- b. Expiring Building Permit for 611 Country Club Ct. was tabled.
- c. Reported deer feeding at 107 Molly Ln. – Lori will send the new restrictions and a letter of violation to the owner of the property rather than the renter.
- d. Appropriate violation letters will also be sent to the following property owners:
  - i. 214 Richard Rd. for a vehicle with a flat tire
  - ii. 403 Buckeye Trail for unnecessary items in the front and side yards
  - iii. 107 Molly Ln. for a flatbed trailer parked in the grass next to the house.
- e. A donation check for \$100 in memory of Travis Anderson will be presented to Cindy Anderson. John made a motion, and Jen seconded. The motion carried.
- f. Discussion of issuing resale certificates when properties sell within the MHPOA was tabled until the September meeting.

There being no additional business, a motion was made to adjourn the meeting. The motion carried.  
The meeting adjourned at 7:38 pm.

  
Jen Bernshausen, Secretary

  
Darla Blaha, President