

Monument Hill Property Owner's Association

Minutes of January 7, 2025

Board of Directors Meeting

Directors in attendance: Darla Blaha, Dustin Kadlecek, and Mike Wallace

Directors absent: Travis Anderson, John Etue

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

1. Public Comments:

- a. Homeowner Curtis Crider and his daughter, Alysha Kallus (104 Country Club Drive) addressed the board regarding a cat issue as said cat was destroying their outside Christmas decorations. They spoke with a neighbor who they thought owned the cat, she complied with their request and a few days later the same issue occurred. They again spoke with the neighbor to learn her cat had been inside her home during said latest issue. They then called the sheriff's office, and a trap was set for the cat. The cat was trapped, and owners were notified by way of tagging on the collar. Owners were fined \$150 for the destruction. Curtis & Alysha wanted to know what could be done from a board standpoint, and we advised what they did was all we could suggest they do. As a board we have no authority to address a domestic animal issue, other than advise each homeowner to speak with their neighbors, directly, when an issue arises, and/or call the sheriff's office. We agreed to post the consequences of a fine on our website and Facebook page to allow others to be more respectful when it comes to their animals. Curtis and Alysha ask to receive an emailed copy of the Deed Restrictions.
- b. Homeowners William and Aileen Foley (103 Carmen Court) addressed the board regarding their request to add a carport to their home. An approval request was submitted, along with a description of said carport. Discussion was held.

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of DX*

2. **Approval of Minutes from November 5, 2024, meeting:** A motion was made to approve the minutes of the November 5, 2024, meeting as presented. The motion carried. A brief, unofficial meeting was held December 13, 2024, due to the Christmas Lighting Contest judging. No minutes were produced.

3. Treasurer's Report:

- a. November and December financial reports:
 - i. Combined bank balance as of 11/30/24: \$55,581.88
 - ii. Combined bank balance as of 12/31/24: \$52,981.03Net Change: <\$2,600.85>
- iii. Extraordinary Items:
 - Hess Landscape (Esplanade maintenance) \$ 925.00
- b. Delinquent dues:
 - i. Total Delinquent Dues as of 11/30/2024 \$ 509.34

ii. Total Delinquent Dues as of 12/31/2024 \$ 274.34
Net Change: <235.00>

A motion was made to approve the November and December Treasurer's Reports as presented. Motion carried.

4. Old Business:

- a. Yard of the Month for January was put on hiatus
- b. Christmas lighting contest winners:
 - i. Frisch Auf – 304 Buckeye Trail - Mark & Ashley Hermes
 - ii. Bluff Haven – 211 Richard Road – Peter & Karen Leighton
- c. FAVCC Entrances & Esplanade Maintenance – Mike Wallace reported his contractor was delayed but will still take care of this project.

5. New Business:

- a. Building Approval Request – 103 Carmen Ct (carport). A motion was made by the board to approve the request. Motion carried.
- b. Annual renewal of shared website with FCWCID expense increase – Motion was made to approve said request. Motion carried.
- c. Deed Restriction Review – to be held in conjunction with the next regular MHPOA monthly meeting. The Architectural Control Committee will be asked to join the board – copies to be printed for all.
- d. Due to everyone's busy schedules, MHPOA regular monthly meetings will be decided on an as needed basis, until further notice. The next regular meeting was scheduled for Thursday, February 13, 2025, at 6 p.m.
- e. The Architectural Control Committee (Mark Hermes and Cleo Schneider) requested to appoint an additional member to join them, Scott Toensing accepted the appointment.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 7:09 pm.



Darla Blaha, Secretary



Mike Wallace, President