

Monument Heights Townhomes HOA

Annual Meeting
March 25, 2015

The meeting was called to order at 6:07 pm

The BOD was introduced as:

President: Keith Ehlers
Secretary: Paul Hughes (absent)
Treasurer: Scott Rajewich

The HPM Team as:

David & Debi Caldwell & Katherine Gordon

2014 Minutes were approved

Old Business: Insurance bids are to be sought by HPM; 1) Liability for the Board, 2) Property, & 3) Liability. A member proposed the idea of shopping different companies for each need. It was discussed this may not be a beneficial to have several companies for each need. HPM will send three bids to the Board for their approval.

A discussion ensued concerning pet waste, the Board requested that HPM compose a letter to be sent out to Homeowners; First notice is a courtesy, second is a \$30 fine per occurrence, along with language citing City/County Ordinances, CC&R, Bylaws, etc.

New Business: Repairs; Estimates to be collected. The Board desires a working list that states: what is immediate, what can wait 3 yrs and so forth. It was suggested that the HOA begin a maintenance schedule every year to every two years in order to maintain the property at a lesser cost versus expensive repair. Two members stated they would procure bids, HPM offered to obtain a 3rd for review.

Discussion ensued concerning whether or not to raise the dues which most members were against versus a special assessment. It was decided that neither would be approved until after the suggested maintenance schedule was created and the costs were assessed and discussed by the Board.

The new State required Collection Policy was signed.

2015 Budget: At this time a Motion was made to approve the budget as is until research for the Insurance Bid & the Maintenance Bids were received. At that time a special meeting may be called to reconsider an annual assessment increase or a special assessment. The motion was accepted. The 2015 Budget was accepted.

Nominations: A nomination was made for Steve Olson to join the Board, he was unanimously approved, all other Board member remained on the Board.

Meeting adjourned at 7:40 pm

Minutes taken by
Katherine Gordon
Heritage Property Management