

Monument Hill Property Owner's Association

Minutes of September 11, 2024

Board of Directors Meeting

Directors in attendance: Darla Blaha, Dustin Kadlecsek, Mike Wallace, and Travis Anderson

Directors absent: John Etue

Meeting called to order: at 6:01 p.m. by Mike Wallace, President.


1. **Public Comments:** Justin & Krystal Dahse – 313 Buckeye Trail – Will be enclosing their back patio. Is any action needed from the board. Discussion was held and no action is needed.
2. **Approval of Minutes from August 8, 2024, meeting:** A motion was made to approve the minutes of the August 8, 2024, meeting as presented. The motion carried.
3. **Treasurer's Report:**
 - a. August financial reports:
 - i. Combined bank balance as of 07/31/24: \$53,853.95
 - ii. Combined bank balance as of 08/31/24: \$53,789.89Net Change (\$64.06)
 - iii. Extraordinary Items: NONE
 - b. Delinquent dues:
 - i. Total Delinquent Dues as of 07/31/24: \$1,534.34
 - ii. Total Delinquent Dues as of 08/31/24: \$ 896.34Net Change: (\$638.00)

A motion was made to approve the August Treasurer's Report as presented. The motion carried.


4. **Old Business:**
 - a. Yard of the Month for September – 317 Rolling Hill, Fritz Kulhanek
 - b. Update on 611 Country Club Court – Commitment Letter received.
 - c. FAVCC Entrances & Esplanade Maintenance (update) – Left Alfredo a message, no reply. Will reach out to other lawn care companies.
5. **New Business:**
 - a. Licensing request by Homeowner: The Board agreed, a resident holding a license is not considered a violation of our residential deed restrictions. In this case, the licensing is only needed for ATF to know where it is.

- b. 209 Park Drive (garage conversion to bedrooms). Mike Wallace spoke to homeowner regarding the construction of the HVAC and Windows not in compliance with our deed restrictions, and homeowner stated it will be redone. A permit was issued, the board is standing by the building permit, and we expect compliance with same. Should it not happen within 10 days we will initiate legal action.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 6:44 pm.



Darla Blaha, Secretary



Mike Wallace, President