

**Monument Heights Homeowners Association, Inc**  
Annual Meeting Minutes  
March 27, 2019

Meeting called to order at 6:07 pm

Meeting Minutes were approved at the  
March 18, 2020 Annual Meeting.

Introduction of Board Members

- President: Keith Ehlers
- Secretary: Paul Hughes [absent]
- Board Member: Steve Olsen (2 units)
- Board Member: Kember Wallace

Members present: Fred Binggeli, Keith Ehlers, Kember Wallace, Steve Olsen (2 units); no proxies were received.

- Quorum was met. [2 required; 5 properties were represented in person]

Introduction of Heritage Property Management team: David Caldwell & Elizabeth Marvin

Minutes of 2018 Annual Meeting were approved with correction to the name of the landscaping company to “AC Beaver”. M/S/C. HPM will post on website.

Old/Unfinished Business: None

New Business

- Discussion on landscaping:
  - AC Beaver will start up irrigation system and maintain the grassy area for the HOA
  - HPM will gather bids for tree trimming/removal. Several trees along the rear fence line need to be removed
  - Suggestion that the HOA hold a community work day to clean up the area as well.
  - Comment that some of the trash cans need to be replaced. Homeowner can contact the city to replace

2019 Budget

- Discussion on the proposed \$595 shortfall for 2019.
- Comment that there is no way to cut expenses.
- Discussion on increasing HOA dues.
- Motion that the HOA dues be increased to \$275 per quarter (starting with the 2<sup>nd</sup> quarter of 2019)/Second/Carried with none opposed.

- Comment that the HOA does have some funds in reserve for unexpected expenses or needed repairs.
- One of the buildings needs to be painted.
  - The bottom piece of siding will also need to be replaced.
  - HPM will gather 2- 3 bids to be reviewed by the Board.
- Discussion on replacing the grass between #7 and #8 with gravel to prevent future issues with the siding.
- The Board will review special improvements based on necessity and available funds.
- Motion to approve the 2019 budget with the HOA dues increase to \$275 per quarter/Second/Carried. None opposed.

#### Nomination and election of Board Members

- All current Board members agreed to continuing serving on the Board
- Fred Binggeli was nominated.
- All in favor of slate of directors as presented. None opposed. HPM will send updated contact information out to all Board members. The Board will vote on Board positions at the next Board Meeting.
  - Keith Ehlers, Paul Hughes, Steve Olsen, Kember Wallace and Fred Binggeli.

Meeting was adjourned at 6:45 pm

Minutes prepared by  
Elizabeth Marvin  
Heritage Property Management