Monument Hill Property Owner's Association

Annual Board of Directors Meeting
July 8, 2026
6:00 p.m.
Frisch Auf! Valley Country Club

Directors in Attendance: Darla Blaha, George Ross, Dustin Kadlecek

Directors Absent: John Etue, Jen Bernshausen

Meeting called to order at 6:05 p.m. by President, Darla Blaha.

Opening Remarks and Association Update from the President: Darla Blaha introduced the board of directors and stated the three-member Architectural Control Committee was in need of a volunteer to serve on it.

In her association update, Darla reported the following:

- Progress, although slow, is being made by getting FEC, Verizon, Frontier and Sparklight to bury their cables and repair their broken boxes throughout the association.
- There have been meetings with the Association, the county commissioner and BEFCO Engineering, to assess multiple areas of flooding. Currently, there is a focus on moving the water that comes from Park Dr. onto Chris Ct. by installing a drainage pipe under Country Club Dr. which is already attached to an existing drainage pipe coming from Chris Ct.
- The board has been focused on clean up and enforcement of the restrictions by identifying restriction violations, monthly, contacting property owners and tracking compliance progress. To date, only one property owner had been assessed a fine for non-compliance.
- George Ross, the MHPOA's board vice president, has worked diligently with Frisch Auf! Valley Country Club, TPWD and the county on getting the deer harvesting program reinstated. If efforts are proven successful in revitalizing this program, the first harvest wouldn't be until sometime in 2027 due to the need to complete two deer counts in August and January before the management plan can be written and finalized by TPWD.

Approval of July 9, 2025, Annual Meeting Minutes: All members present were provided with a copy of July 9, 2025, Annual Meeting Minutes, and the oral reading of the minutes was waived. Dustin Kadlecek made a motion, seconded by George Ross, to approve the minutes of the July 9, 2025, Annual Meeting. The motion carried.

Financial Report: Dustin Kadlecek reported that the MHPOA had a bank balance, as of 06/30/2026, of $47,210.11, which represents a net change of $424.54 from FYE 06/30/2025. Dustin reported that the Association had a net income loss of -$1,229.48 primarily due to the additional postage expense from the amending of the deed restrictions in 2025 and the double payment to FEC due to a check not being received. Judy Otto made a motion, seconded by Sherry Speirs, to accept the financial report. The motion carried.

Election of Directors:
Solicitation of nominations from the floor – three board seats were open and available as the terms of John Etue, Dustin Kadlecek and Jen Bernshausen were expiring. Prior to the meeting Jen Bernshausen

agreed to serve a 2-year term. Judy Otto and Becky Danford agreed to run for the remaining two open positions. There were no nominations presented from the floor for any of the open seats.

Counting of ballots –

- Jen Bernshausen was re-elected with 34.33 regular votes cast and 5 proxy votes cast by George Ross, for a total of 39.33 votes. No opposing votes were received.
- Becky Danford was elected with 32.33 regular votes cast and 5 proxy votes cast by George Ross, for a total of 37.33 votes. No opposing votes were received.
- Judy Otto was elected with 34.33 regular votes cast and 5 proxy votes cast by George Ross, for a total of 39.33 votes. No opposing votes were received.

Declaration of those elected – Darla Blaha made a motion, seconded by George Ross, to declare Jen Bernshausen re-elected and Becky Danford and Judy Otto elected to the Monument Hill POA Board of Directors for a 2-year term (2026 – 2028).

Public Comments from the Attendees:

- One comment was received concerning the need to have some serious potholes on Rolling Hill Drive fixed. Darla addressed the comment directly, stating she has already been working with the county commissioner to fix the pothole.

Attendees were notified that the next regular MHPOA meeting was scheduled to begin immediately following the conclusion of the annual meeting on July 8, 2026, at the Frisch Auf! Country Club in the Valley View Room and invited to attend.

Sherry Speir made a motion, and Janet Coronado seconded, to adjourn the meeting. The motion carried. The meeting was adjourned at 6:29 p.m.

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George Ross, Vice President Darla Blaha, President