Monument Hill Property Owner's Association

Annual Board of Directors Meeting
July 9, 2025
6:00 p.m.
Frisch Auf! Valley Country Club

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

Directors Absent: John Etue, Travis Anderson (Deceased)

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

Opening remarks and Association Update from the President - Mike Wallace: Mike Wallace introduced the board of directors, and the architectural control committee to the attendees and gave an update on the Association. He also mentioned the passing of our board member Travis Anderson, and stated his position on the board, with one year left of his term, would be filled during the next regular scheduled board meeting.

County Update: While county officials are always invited to attend the MHPOA's annual meetings, none attended.

Approval of July 10, 2024, Annual Meeting Minutes - Darla Blaha: All members present were provided with a copy of the July 10, 2024, Annual Meeting Minutes, and the oral reading of the minutes was waived. Darla Blaha made a motion, seconded by Dustin Kadlecek, to approve the minutes of the July 10, 2024, Annual Meeting. The motion carried.

Financial Report – Dustin Kadlecek: Dustin Kadlecek reported that the MHPOA had a bank balance, as of 06/30/2025, of $38,077.37, which represents a net change of -$1,331.46 from FYE 06/30/2024. Mike Wallace made a motion, seconded by Darla Blaha, to accept the financial report. The motion carried.

Public Comments from the Attendees: President, Mike Wallace opened the floor to the attendees. An attendee asked about the two candidates up for re-election or leaving the board. He explained Darla Blaha is up for re-election, and he, Mike Wallace, is leaving the board. She asked who George Ross was and if he was in attendance. Mike Wallace then introduced George Ross as a new candidate for the board. The attendee also asked about Travis Anderson's position. Mike commented to all attendees, if anyone wanted to run for Travis' appointment, to please let the board know. Darla Blaha mentioned offering it to Cindy Anderson, Travis' wife, but under the circumstances of his recent passing, she would contact Cindy later.

Attendee John McCourt asked who is responsible for maintaining our streets. Mike Wallace mentioned the County is responsible. John's reason for asking had to do with flooding that occurs when heavy rain brings flooding to his street, along with other streets in our neighborhood. Darla Blaha proposed to speak to Precinct 3. Commissioner Harvey Berckenhoff when the new board reconvened in August.

Attendee Lizzy Drosche mentioned an incident where a violation was posted by Mike Wallace, on our Monument Hill Neighborhood Facebook page as if to call out the homeowner instead of addressing it with them directly. It wasn't an intentional post, and Darla Blaha assured the homeowners, going forward with the new board, it would be handled accordingly, especially if the restrictions being voted on during the meeting were approved by the membership.

Another Attendee asked how these violations will be monitored. Mike explained the new restrictions and the processes in place should the proposal pass. Each attendee, and all homeowners, were given the proposed new restrictions. Darla stated it was not about fining homeowners; communication would be held either by a letter, or a phone call to help the neighbor comply, and any assistance from other homeowners would be of great benefit.

A quick review of the proposed restrictions was discussed and then voting began.

Solicitation of nominations from the floor, counting of ballots and confirmation of those elected, and counting of ballots for new deed restrictions– Mike Wallace: Two board seats were available as the positions for Darla Blaha, and Mike Wallace were open. Travis Anderson's position will be appointed at the next regular scheduled board meeting. Mike Wallace would be leaving the board, and prior to the meeting, Darla Blaha, agreed to serve another 2-year term. George Ross agreed to run for an open position. There were no nominations presented from the floor for any of the open seats.

Darla Blaha was re-elected with 204.79 regular votes cast and 10.33 proxy votes received. No opposing votes were received. George Ross received 204.79 regular votes cast and 10.33 proxy votes received. No opposing votes were received.

Darla Blaha made a motion, seconded by Dustin Kadlecek, to declare Darla Blaha re-elected, and George Ross, elected to the Monument Hill POA board of directors, for a 2-year term (2025-2027). The motion carried.

Darla Blaha made a motion, seconded by Dustin Kadlecek, to approve the amended deed restrictions as proposed. The motion carried. The approved amended deed restrictions will be recorded with the County Clerk's office as soon as possible.

Results of the proposed deed restrictions are as follows:
Total lots – 304.24
Total proxies received – 168.79
Total ballots for restrictions – 26
Total ballots against restrictions – 10
Total votes for restrictions – 194.79 (votes needed to pass 153.12)
Total votes against restrictions – 10.00
Lots that did not vote – 99.45

Darla Blaha read the Certificate of Corporate Resolution with the said resolution passing by a vote in excess of the majority, with owners voting, 194.79 of the lots in favor, 10 of the lots opposed, and 99.45 of the lots not voting.

The next regular meeting was scheduled for 6 p.m. August 13, 2025, at the Water District/ MHPOA office. A motion was made, and seconded, to adjourn the meeting. The motion carried. The meeting was adjourned at 7:21 p.m.

~~Jennifer Bernshausen, Secretary~~
Dustin Kadlecek, Treasurer

Darla Blaha, President