

# *Monument Hill Property Owner's Association*

Annual Board of Directors Meeting

July 14, 2022

6:30 p.m.

Frisch Auf! Valley Country Club

**Directors in attendance:** Mark Hermes, Cleo Schneider, Tracy Head and Mike Wallace

**Directors Absent:** John Etue

**Meeting called to order at 6:32 p.m. by President, Mark Hermes.**

**Opening remarks and Association Update from the President - Mark Hermes:** Mr. Hermes welcomed those in attendance including board members. He informed the members that this would be his last meeting. He complimented and recognized the board members he's worked with over the years and for their years of service: Cleo Schneider, as Vice President, for his 4 years of service; Dawn Cowen, the previous board secretary, for her four years of service; Tracy Head, as secretary, for her year of service; Brenda Benes, the previous board treasurer, for her four years of service; Mike Wallace, as treasurer, for his year of service; Darlene Gilmore, as the previous restrictions director, for her two years of service; John Etue, as restrictions director, for his two years of service. Further, Mark thanked Mike Wallace, as treasurer, for streamlining the Association's expenses and creating a future budget.

Reflections:

- The Hurricane Harvey homes are still here, although the Association has tried to keep the ball rolling, including attending Commissioner's meetings. The board will continue to work on this.
- The board continues to work on deer counts and keeping the lowered population numbers down.
- Entrances to the POA have been enhanced, relit, updated and decorated for Christmas. The practice of decorating the POA office with lights and garland was begun and Mark hopes that the practice will continue.
- The flag program, offered by the Noon Lions Club of La Grange, was begun and will continue.
- Work has been done on keeping the POA restrictions updated with the changing times since they were written in the 1980's. Restrictions have been reviewed, in large part by John Etue, and analyzed, for what the POA can do and where it can go. John has done a great job and a significant amount of research on this matter.
- Frisch Auf / Bluff Haven was voted The Best Neighborhood by the residents of Fayette County for the last three years.

Overall, the POA wants to be the voice for the property owners.

**Approval of July 8, 2021 Annual Meeting Minutes – Tracy Head:** Tracy Head read the minutes aloud. Larry Jackson, Association member, made a motion, seconded by Debbie Robinson, Association member, to approve the minutes of the July 8, 2021 annual meeting as presented. The motion carried.

**Financial Report – Mike Wallace:** Mike reported that the board is trying to maintain services, but the Association’s income has decreased in recent years. Contributing factors include the loss of quarterly dues from the seven Hurricane Harvey homes, and loss in significant building permit revenue due to only a few vacant, undeveloped lots, remaining. The board doesn’t have the authority to simply raise the quarterly dues of \$10 per lot, per quarter, as set by the MHPOA’s by-laws. The board could pursue trying to change the By-laws but feel, at this time, they are not in a position to ask for additional revenue given the current economic climate. The POA is respectful of the impact such an increase could have for many property owners, throughout the Association.

Cost savings measures that have been implemented:

- The board sought bids from ground maintenance companies and have changed who is providing those services, at a significant cost reduction.
- The board looked at how much was being spent monthly on bank fees and made the decision to move from an out-of-town bank to a local bank that pays interest.
- The printing and distribution of the quarterly newsletter has been ceased.
- Fayette Electric was contacted and the rate for the streetlights has been switched to an LED rate, which has generated another significant savings per month. Allen Faldyn, Association member, reported his streetlight at the corner of Buckeye Trail and Rolling Hill Drive is still not working, even after several attempts by FEC to fix it.

Mike reported that the combined current balance of both the Association’s checking accounts as of June 30, 2022 was \$27,891.91. The board’s goal is to maintain a total of between \$25,000 - \$30,000 in the checking accounts. The Association’s budget is balanced at this time. Any additional monies spent outside the scope of normal operations will come out of the fund balance. It was noted, while the Board doesn’t wish to pursue raising quarterly dues, as previously stated, they may have no choice in the coming years. The only other option would be further budget cutbacks on expenses.

With regards to enforcement of deed restrictions, the MHPOA has two options: send warning/violation letters to property owners and, if that doesn’t work, the Association can seek legal remedy through the small claims court. This option carries with it the financial burden of filing fees, which may or may not be recouped. Currently, the Association has spent about a \$1,000 on maintaining the grounds, on a property reportedly owned by HUD, while not having received any POA dues in over two years. The board is considering filing a lien on this property to ensure that monies spent will be reimbursed.

Cleo Schneider made a motion, seconded by Larry Jackson, Association member, to accept the Financial Report as presented. The motion carried.

**Hurricane Harvey/lower Country Club Drive Update – Angela Hahn, Fayette County Grant Writer**

Mark welcomed Angela and thanked her for taking the time to address the members of the Association.

Angela reported that previous miscommunication with and between the county, Texas General Land Office and Grant Works has caused many setbacks in the settlement of the homes destroyed by Hurricane Harvey in 2017. It was noted that when dealing with the federal government, it isn’t unusual for these things to take anywhere from 5 – 10 years for resolution.

The county has received a Community Wide Development Grant and Angela has been working with Tyler Smith, of Grant Works, to get things going. As of the meeting date, the county has requested to do draw downs of the grant funds, since it doesn't readily have spare funds available to use, and the General Land Office has agreed to do the draw downs.

Angela reported that one property has reached an agreement on the settlement price. The money is supposed to arrive within 3-4 weeks so the county can close on this property. Once the money arrives in the bank, the county auditor has 3 days to transfer the money to Botts Title Company. Once the county has purchased the property, Tyler Smith will meet with 2 home demolition companies (1 in Austin / 1 in Houston) to walk through the property and provide a bid. Once a bid is approved, the demolition of the home can begin.

Tyler Smith is also working on documentation that is needed from Grant Works for Judge Weber to sign for properties 2-6. Once signed, money will be drawn down and the properties (one or more) can be bought. Until the properties are sold, each individual property owner is responsible for the maintaining of the lots. Once purchased, the responsibility will become the county's. They will be responsible for the demolition of the homes and all lands will be turned into green space.

Discussion was brought up about the unkept yards: Judge Weber has previously advised the MHPOA not to pay for the upkeep of the yards. The board doesn't have the funds to do so, nor do they feel it was ethical to send the current property owners a letter addressing the yards. There was additional discussion on "green space" and what that might be. Overall, the most important thing is for the homes to be demolished.

Angela told those in attendance that she is always available to answer any questions and that she will keep Lori in the loop of communication.

Angela Hahn left the meeting at 7:02 p.m.

**Solicitation of nominations from the floor and counting of ballots and confirmation of those elected – Mark Hermes:** Three board seats were available as Mark Hermes, Cleo Schneider and John Etue had each completed their 2-year elected term from 2020. There were no nominations presented from the floor for any of the three open seats. Prior to the meeting, John Etue had agreed to serve another 2-year term while Dustin Kadlecek and Travis Anderson had each agreed to serve a new 2-year term.

John Etue, Dustin Kadlecek and Travis Anderson each received a total of 47.5 votes. Mark Hermes and Cleo Schneider each cast 7 proxy votes for Etue, Kadlecek and Anderson. Each candidate received a total of 54.5 (.5 vote due to one property owner owning 1.5 lots). No opposing votes were received.

Cleo made a motion, seconded by Mark Hermes, to declare John Etue, Dustin Kadlecek and Travis Anderson as elected to the Monument Hill POA board of directors. The motion carried.

#### **Questions and Comments from the Floor:**

Debbie Robinson, Association member, voiced her concerns about the still incomplete home construction on Country Club Ct. It was discussed that the commencement of construction was initially delayed due to COVID, and the board granted him a one-year building permit extension in July 2021 and

the extension has since expired. Mike reported the board is trying to make contact with the property owner and looking at next steps that need to be taken. Lori was asked to place this matter on the agenda for the next MHPOA board meeting in August.

The process for submitting complaints was reviewed.

Debbie Robinson thanked the board for their service and support.


Mike Wallace made a motion, seconded by Sylvie Armstrong, to adjourn. The motion carried.

The meeting adjourned 7:25 p.m.



---

Tracy Head, Secretary



---

Mike Wallace, President