Monument Hill Property Owner's Association

Minutes of April 8, 2026

Board of Directors Meeting

Directors in attendance: Darla Blaha, Jen Bernshausen, George Ross, Dusty Kadlecek

Directors absent: John Etue

Meeting called to order: at 6:15 p.m. by Darla Blaha, President.

1. **Public Comments:** No public comments.

2. **Approval of Minutes of February 11, 2026, meeting**: Darla made a motion to approve the minutes of the February 11, 2026 meeting as presented. George seconded the motion. The motion carried.

3. **Treasurer's Reports for February and March**:
    a. February 2026 financial reports:
        i. Combined bank balance as of 02/28/2026: $52,293.46

    Net Change: <-$1,377.75>

        ii. Extraordinary Items: NONE

    b. Delinquent dues:
        i. Total Delinquent Dues as of 02/28/2026: $580.00

    Net Change: <-$685.00>

        ii. Extraordinary Items:
        Two properties are 2 billing periods past due, and 2 properties are 3 or more months past due, and one of those has been foreclosed upon.

    c. March 2026 financial reports:
        i. Combined bank balance as of 03/31/2026: $50,364.88

    Net Change: <-$1,928.58>

        ii. Extraordinary Items: NONE

    d. Delinquent dues:
        i. Total Delinquent Dues as of 03/31/2026: $520.00

    Net Change: <-$60.00>

ii. Extraordinary Items:
Two properties are 2 billing periods past due, and 2 properties are 3 or more months past due, and one of those has been foreclosed upon.

A motion was made by Jen and seconded by George to approve the February and March Treasurer's Reports as presented. The motion carried.

4. **Restriction Enforcement:**
   a. Status of restriction violations from February and March and any additional action, if needed: NONE
   b. Identify any new restriction violations and actions to be taken:
      I. 611 Country Club Court – Darla is working with property owner to complete
      II. Mowing needed at 611 Country Club, 221 Park Drive, lot on Chris Court, 316 Valley View
      III. 404 Buckeye Trail needs to pick up pallets behind property (on Oak Ct)

5. **Old Business:**
   a. Yard of the Month for April – 845 Country Club, Anita Stuart
   b. Expired Building Permit for 611 Country Club Court – Darla is in communication
   c. Update on Deer Committee formation – Delegated to George Ross.
   d. Potential candidates for directors – Dustin, prefers to step down and to fill his position. George will talk to Rodney Khroviak to see if he is interested.

6. **New Business:**
   a. Fayette Electric needs to clean up their electrical boxes throughout the neighborhood, Darla will handle.
   b. Discussion and plan to improve flooding - Fayette County will be working on this project to improve water direction.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 7:18 p.m.

Jen Bernshausen, Secretary

Darla Blaha, President