

Monument Hill Property Owner's Association

Minutes of February 11, 2026

Board of Directors Meeting

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

Directors absent: Dustin Kadlecek, John Etue

Meeting called to order: at 6:00 p.m. by Darla Blaha, President.

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

2. **Approval of Minutes of January 7, 2026, meeting:** Darla made a motion to approve the minutes of the January 7, 2026 meeting as presented. George seconded the motion. The motion carried.

3. **Treasurer's Report:**

a. January 2026 financial reports:

i. Combined bank balance as of 01/31/2026: \$53,671.21
Net Change: +\$6,218.36

ii. Extraordinary Items:

Don Jones, PC – 2025 income tax prep \$896.22
FCWCID – Website renewal & domain name renewal \$361.88

b. Delinquent dues:

i. Total Delinquent Dues as of 01/31/2026: \$1,265.00
Net Change: +\$885.00

ii. Extraordinary Items:

We have two property owners who are currently delinquent on two quarters of MHPOA assessments; one property owner who has been struggling financially for several years, but who was able to make a \$100 payment towards their \$170 outstanding balance and one property owner whose home was foreclosed a few months ago and who has an outstanding balance of \$90.

A motion was made by George and seconded by Darla to approve the January Treasurer's Report as presented. The motion carried.

4. **Restriction Enforcement:**

a. Status of restriction violations from January and any additional action, if needed:
220 Park Dr. has an ATV in the yard – Darla is in communication

- b. Identify any new restriction violations and actions to be taken:
 - i. 221 Park needs to be mowed (property has been foreclosed – mowing will require the MHPOA to pay for it and attempt to recover the costs from the mortgage company which, historically, hasn't worked well).

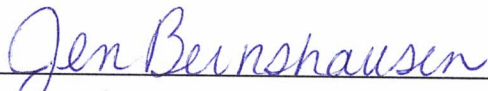
5. Old Business:

- a. Yard of the Month will resume in March / April
- b. Expired Building Permit for 611 Country Club Court – Darla is in communication
- c. Update on Deer Committee formation – would like to invite Wallace Taxidermy to the next Board meeting to inquire about the process of getting permits
- d. Potential candidates for directors – John Etue has agreed to stay on / Dustin, pending

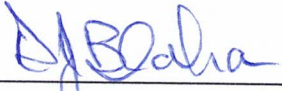
6. New Business:

- a. Board agreed to get a quote from Nathan Hess about cleaning up the esplanades and possibly adding mulch.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 6:18 p.m.



Jen Bernshausen, Secretary



Darla Blaha, President