

Monument Hill Property Owner's Association

Minutes of January 7, 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 November 2025, meeting:** Jen made a motion to approve the minutes of the November 2025 meeting as presented. George seconded the motion. The motion carried.
3. **Treasurer's Report:**

NOVEMBER 2025

- a. November 2025 financial reports:
 - i. Combined bank balance as of 11/30/2025: \$49,032.58
Net Change: -\$2,064.79
 - ii. Extraordinary Items:
Hess Landscape – esplanade clean-up \$775.00
- b. Delinquent dues:
 - i. Total Delinquent Dues as of 11/30/2025: \$780.00
Net Change: -\$765.00

DECEMBER 2025

- a. December 2025 financial reports:
 - i. Combined bank balance as of 12/31/2025: \$47,452.85
Net Change: -\$1,579.73
 - ii. Extraordinary Items:
George Ross – Frisch Auf! entrance sign light bulbs \$44.87
- b. Delinquent dues:
 - i. Total Delinquent Dues as of 12/31/2025: \$380.00
Net Change: -\$400.00

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

4. Restriction Enforcement:

- a. Status of restriction violations from November and any additional action, if needed: NA
- b. Identify any new restriction violations and actions to be taken:
 - i. 220 Park Dr. has an ATV in the yard – Darla will reach out to see why it has returned
 - ii. 842 Country Club Drive to be mowed – letter needs to be sent
 - iii. 107 Molly Lane has a trailer that needs to be moved – letter needs to be sent
 - iv. 195 Park Drive has a trailer that needs to be moved – letter needs to be sent

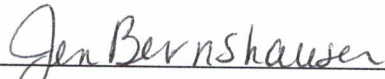
5. Old Business:

- a. Yard of the Month – on hiatus until April 2026
- b. Expired Building Permit for 611 Country Club Court – Darla is in communication w/ owner
- c. Update on Deer Committee formation – tabled


6. New Business:

- a. Potential candidates for director (Jen and John agreed to continue Director roles, Dusty is pending)
- b. Annual Meeting will be held on July 8, 2026
- c. Renewal of Clerical Services Agreement between FCWCID and MHPOA for the period April 1, 2026 – March 31, 2027 at the same contracted rate of \$1,472.61 per month – A motion was made by Darla and seconded by George. The motion carried to approve the renewal and the contract was signed.
- d. Annual renewal of shared website with FCWCID and price increase - A motion was made by Darla and seconded by George. The motion carried to approve the renewal.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 6:28 p.m.



Jen Bernshausen, Secretary



Darla Blaha, President