Monument Hill Property Owner's Association

Minutes of July 8, 2026
Board of Directors Meeting

Directors in attendance: Darla Blaha, George Ross, Judy Otto, Becky Danford

Directors absent: Jen Bernshausen

Members of the Public Present: None

Meeting called to order: at 6:36 p.m. by Darla Blaha, President.

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

2. **Association Business**:
   a. Selection of the Association's 2026-2027 Officers: After a brief discussion, Darla Blaha made a motion, seconded by George Ross, that the 2026-2027 MHPOA officers be as follows: Darla Blaha - President, George Ross – Vice President, Becky Danford – Treasurer, Judy Otto – Secretary, and Jen Bernshausen – Director. The motion carried.
   b. Designation of Architectural Control Committee (ACC) members: Mark Hermes and Scott Toensing remain as the ACC members. Cleo Schneider is no longer able to serve on the committee. The Board will work on recruiting another individual to serve on the committee.
   c. Consider and take appropriate action on approving and adopting resolution designating the authorized signatories for all financial institutions: A motion was made by Judy Otto, and seconded by Becky Danford, to appoint Darla Blaha, George Ross and Rebecca "Becky" Danford as authorized signatories for all financial institutions and to remove Dustin Kadelecek since he is no longer on the board. The motion carried.

3. **Approval of Minutes of June 17, 2026, meeting**: George Ross made a motion to approve the minutes of the June 17, 2026 meeting as presented. Darla Blaha seconded the motion. The motion carried.

4. **Treasurer's Report for June 2026**:
   a. June 2026 financial reports:
      i. Combined bank balance as of 6/30/2026: $47,210.11

   Net Change: -$3,668.80

      ii. Extraordinary Items:

Hess Landscape (esplanade upkeep)	$775.00
FEC – duplicate payment for Ck#11142 not received	$694.66
LG Noon Lions Club (flag program renewal)	$600.00

b. Delinquent dues:

i. Total Delinquent Dues as of 06/30/2026: $384.34

Net Change: -$210.00

ii. Extraordinary Items:

One property is 4 billing periods pass due - $120.00

One property owes $100.00 and their last payment was in January 2026

One property is in foreclosure and owes $120.00

A motion was made by Becky Danford, and seconded by George Ross, to approve the June Treasurer's Reports as presented. The motion carried.

5. Restriction Enforcement:

a. Status of restriction violations from June and any additional action, if needed:

i. 611 Country Club Court – Darla is working with Jacob Cornwall to complete. All permits and other fees have been paid to continue.

ii. Summit Dr/Rolling Hill Dr (2) vacant lots – still need to be mowed and Darla will contact the property owner.

iii. 404 Buckeye Trail – pallets still need to be removed from Oak Ct.

iv. Electrical boxes clean up – still needing to complete. Darla is working on this.

v. Fayette Electric Company no longer carries light bulbs for our streetlights. The board will look further into this issue.

b. Identify any new restriction violations and actions to be taken:

i. 305 Buckeye Trail – (2) jet skis on a trailer needs to be moved

ii. 220 Richard Rd – small boat on a trailer needs to be moved

iii. 208 Richard Rd – small trailer needs to be moved from the driveway

6. Old Business:

a. Yard of the Month for July – Royce & JoAnn Friemel – 218 Richard Rd.

b. Update on Deer Committee formation – process is more complicated than expected due to the permit process, George is still working on this. It appears it's in holding mode pending Fayette County involvement.

c. Consider and act on request to operate homeschool at 312 Country Club Dr – This matter is considered closed due to the property being currently under contract for purchase with different buyers.

7. New Business:

a. Consider and act on renewing participation in the La Grange Noon Lions Club Flag Program – the board approved the continued placement of (8) flags at a cost of $75.00 per flag, for a total of $600.00 annually.

b. Consider and take appropriate action on daycare operating at 104 Country Club Dr – the board requested that a letter be sent to the property owner informing them that the deed restrictions state that all properties are for single family residential use only and no business for profit can be operated out of a home.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 7:39 p.m.

Judy Otto, Secretary

Darla Blaha, President