Monument Hill Property Owner's Association

Minutes of May 13, 2026

Board of Directors Meeting

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

Directors absent: John Etue, Jen Bernshausen

Meeting called to order: at 6:30 p.m. by Darla Blaha, President.

1. **Public Comments:** Resident Curtis Crider was in attendance to discuss the Solar Panels placed on his home without permission by the board, and without paying any permit fees. Documents were presented from the contractor of the Solar Panels and after the board reviewed them a motion was made to approve the Solar Panels, but only if they are put on the back side of the home and all permit fees are paid in advance of doing so. Motion was made by Darla to approve the Solar Panels to be placed on the back of the home. George seconded the motion. The motion carried.

2. **Approval of Minutes of April 8, 2026, meeting**: Dustin made a motion to approve the minutes of the April 8, 2026 meeting as presented. George seconded the motion. The motion carried.

3. **Treasurer's Report for April**:
    a. April 2026 financial reports:
        i. Combined bank balance as of 04/30/2026: $55,177.93
        Net Change: +4,813.05

        ii. Extraordinary Items: NONE

    b. Delinquent dues:
        i. Total Delinquent Dues as of 04/30/2026: $1,860.59
        Net Change: +$1,340.59

        ii. Extraordinary Items:
        Two properties are 4 billing periods passed due - $120.00 each
        Two properties are 2 billing periods passed due - $60.00 each
        One property owes $100.00 and their last payment was in January 2026

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

4. **Restriction Enforcement:**
    a. Status of restriction violations from April and any additional action, if needed: All were adhered to by homeowner.
    b. Identify any new restriction violations and actions to be taken:
        I. 611 Country Club Court – Darla is working with Jacob Cornwall to complete. All permits and other fees have been paid to continue.
        II. Mowing needed at 409 Oak Bend has been completed. Mowing at 206 Rolling Hill has been completed. Mowing at 201 Rolling Hill has been completed. Two vacant lots from Rolling Hill to Summit still need attention. 104 Molly Lane, front and back yard, still need attention. Darla is willing to pay for the mowing to help struggling property owner.
        III. 404 Buckeye Trail still needs to remove pallets behind property on Oak Ct – will need to check if they have been removed.
        IV. Jet Skis need to be removed from 221 Chris Court

5. **Old Business:**
    a. Yard of the Month for May – 300 Rolling Hill Drive – Dwight & Laura Peschke
    b. Expired Building Permit for 611 Country Club Court – All fees have been brought current.
    c. Update on Deer Committee formation – George Ross is taking the lead and is on tract for the formation.
    d. Potential candidates for directors – Dustin, prefers to step down and to fill his position. Darla spoke to Rodney Khrovjak and he was somewhat interested, but not sure. Darla will follow up. No other candidates were mentioned.

6. **New Business:**
    a. Fayette Electric, Sparklight, and Frontier have been contacted by Darla to clean up their respective electrical boxes, cable boxes, etc. throughout the neighborhood. Work is in progress.
    b. Discussion and plan to improve flooding - Fayette County is working on this project to improve water direction and will keep Darla apprised of when the work starts.
    c. Renewal of Director's & Officials Liability Insurance reviewed to approve. Dustin made a motion to approve the Liability Insurance; George seconded the motion. The motion carried.
    d. 104 Country Club Drive – Solar Panels – approved with stipulations to relocate solar panels to back of home and pending payment of building permit, see Public Comments.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 7:30 p.m.

George Ross, Vice President

Darla Blaha, President