

Monument Hill Property Owner's Association

Minutes of November 12, 2025

Board of Directors Meeting

Directors in attendance: Darla Blaha, John Etue, Dustin Kadlecek, Jen Bernshausen

Directors absent: George Ross

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

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

2. **Approval of Minutes of October 16, 2025, meeting:** Dustin made a motion to approve the minutes of the October 16, 2025 meeting as presented. John seconded the motion. The motion carried.

3. **Treasurer's Report:**

a. September 2025 financial reports:

i. Combined bank balance as of 10/16/2025: \$51,097.37

Net Change: +\$4,245.26

ii. Extraordinary Items:

Heartland Pmnt Sys – Tech. Upgrade Fee \$250.00

(this fee is being disputed)

b. Delinquent dues:

i. Total Delinquent Dues as of 10/16/2025: \$1,545.00

Net Change: +\$1,117.11

ii. Extraordinary Items:

J. Bowman, M. Coe, B. Eichler, W. Gilmore,
and S. Walker \$60.00

(2 billing periods past due)

S. Justus \$110.00

(property owner made a \$100 payment in July, struggling financially)

Kreische Brewery & Monument Hill Historic Site \$120.00

(waiting to be funded by the State)

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

4. Restriction Enforcement:

- a. Status of restriction violations from October and any additional action, if needed:
Completed
- b. Identify any new restriction violations and actions to be taken:
220 Park Dr. has an ATV in the yard – BOD will confirm the restrictions prior to action taken

A motion was made and seconded to revisit restrictions. The motion carried.

5. Old Business:

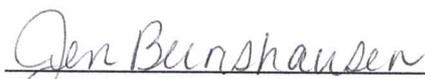
- a. Yard of the Month for November – 217 Park Dr. (Peter & Laurie Quitta)
- b. Expired Building Permit for 611 Country Club Court – discussion of a fine and not approving the permit – Darla is in communication and has asked to move the car and trailer
- c. Update on Deer Committee formation – Darla will contact Wallace Taxidermy
- d. Consider and take appropriate action on purchasing new Yard of the Month signs
- e. Consider and take appropriate action on purchasing new Christmas Decorating Contest Winner signs for both Frisch Auf and Bluff Haven:

A motion was made by John to allow a \$100.00 budget for signs; it was seconded by Dustin. The motion carried.

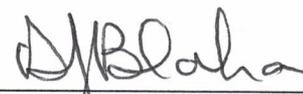
6. New Business:

- a. Determine day and time for judging Christmas Lighting Contest - set for December 11, 2025 at 6:00 p.m.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 6:20 p.m.



Jen Bernshausen, Secretary



Darla Blaha, President