

# *Monument Hill Property Owner's Association*

Minutes of October 16, 2025

Board of Directors Meeting

**Directors in attendance:** Darla Blaha, George Ross, Dustin Kadlecek

**Directors absent:** Jen Bernshausen, John Etue

**Meeting called to order:** at 6:01 p.m. by Darla Blaha, President.

1. **Public Comments:** No public comments.
2. **Approval of Minutes of September 10, 2025, meeting:** Dustin made a motion to approve the minutes of the September 10, 2025, meeting as presented. George seconded the motion. The motion carried.
3. **Treasurer's Report:**
  - a. September 2025 financial reports:
    - i. Combined bank balance as of 09/30/2025: \$46,852.11  
Net Change: -\$646.30
    - ii. Extraordinary Items:  
Lori Steffek – certified mailings reimbursement \$34.22
  - b. Delinquent dues:
    - i. Total Delinquent Dues as of 09/30/2025: \$427.89  
Net Change: -\$1,450.00
    - ii. Extraordinary Items:  
S. Justus \$110.00 (property owner made a \$100 payment in July.  
Struggling financially)

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

4. **Restriction Enforcement:**
  - a. Status of restriction violations from September and any additional action, if needed:
    - i. All residents who received a letter regarding trailers on their property have been removed.
    - ii. 313 Buckeye Trail – Unsightly storage has been removed.
    - iii. 107 Molly Lane – deer feeding has ceased. Prior to the meeting the board drove through the neighborhood for violation inspections and noticed the trailer still on the property. The board instructed Lori to send the fine letter to the Homeowner

and copy the renters. The renters notified Lori they had removed the trailer on the 17<sup>th</sup>, the day after the meeting. The renters responded to the board President, by email concerning the second letter they received, and the President replied accordingly.

- iv. 215 Chris Court – Lot appearance – Lot has been mowed.
- b. Identify any new restriction violations and actions to be taken:
  - i. Trailers – 234 Park Drive
  - ii. UTV – 220 Park Drive
  - iii. Mowing needed – 316 Valley View – piles of clean up need to be picked up

A motion was made and seconded to send violation letters for the trailer. A text from the President to the Homeowner of the UTV was sent. Lori was notified of the extra cleaning needed at 316 Valley View and she had already spoken to the Homeowner; they were still working on the property. The motion carried.

**5. Old Business:**

- a. Yard of the Month for October – 209 Summit (Cleo and Madeline Schneider)
- b. Expired Building Permit for 611 Country Club Court – Darla called and left a message
- c. Update on Deer Committee formation – tabled again.

**6. New Business:**

- a. Consider and take appropriate action on purchasing new Yard of the Month and Christmas Decorating signs:
  - i. Darla will reach out to UPS
  - ii. Lori will reach out to O'Quinn Sign

- b. Consider and take appropriate action on updating Building Permit Fee Schedule:

Discussion was made and it was agreed the Building Permit Fees would increase as follows: Over \$100.00 to \$15,000.00 – increase from \$8.00 to \$10.00 per \$1,000.00.  
Over \$15,000.00 – increase from \$5.00 to \$8.00 - \$150.00 plus \$8.00 per \$1,000.00 for all over \$15,000.00.

Permit for moving a structure – increase from \$75.00 to \$100.00

Motion was made by Dustin and seconded by George. The motion carried.

- c. Consider and act on implementing Resale Certificates within the Association:

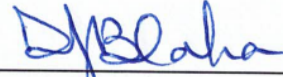
Discussion was made and it was agreed; the property owner 's association will charge a reasonable and necessary fee of \$250.00 to assemble, copy, and deliver the information required by the Restrictive Covenants, Sec. 207.003 (16) (c) not to exceed \$375.00, and \$50.00 to prepare and deliver an update of a resale certificate under Subsection (f), not to exceed \$75.00.

Motion was made by George and seconded by Dustin. The motion carried.

- d. Consider and take appropriate action on Lights at the main entrance to Frisch Auf at Park Drive and Rolling Hill not in working order. Lori will be notified to contact appropriate parties for repair.

There being no additional business, a motion was made to adjourn the meeting. The motion carried. The meeting adjourned at 6:47 pm.

  
Jen Bernshausen, Secretary

  
Darla Blaha, President