

MONUMENT GLEN FILING III HOA, INC.  
Annual Meeting-Thursday, January 13, 2022  
6:00 p.m. via Zoom

Owners in Attendance: Wade Livingston, Yvonne Hall, Edward & Holly Woods, Nancy Kappeli, Amber McKeague, Ross & Peggy Burris, Tamara Wagner

I. Call to Order: 6:05 p.m.

- a. Certification of proxies: 3 proxies and 7 properties represented in person.
- b. Determination of Quorum: There is no quorum, no major changes will be voted on.
- c. Proof of notice of meeting: Notice was mailed on December 2, 2021.
- d. A motion was made to dispense reading the minutes from last year. All were in favor.

II. Reports of Officers:

a. Irrigation:

1. A new control board was installed last year which was costly. The funds were taken from the savings account. The pumps are running well. Wade would like to be trained on the irrigation system.
2. The issue of snails, clams, etc. in the system was brought up. Unfortunately, not much more can be done by the subdivision, owners need to use filters to help with the problem.

b. Common area:

1. The sprinkler break on 18 ½ was repaired. The dirt still washes down to a couple homes. The dirt will be built back up and the sprinkler times will be adjusted to prevent further washout.
2. Wade will repair the park table. The park frequently is vandalized, and the trash fills up. A lid will be put on the trash can. If more owners can watch for these issues and help it would be great. It was suggested to install a surveillance camera and/or signs.

c. Architectural Control:

1. The Board acts as control and they will review applications.
2. The siding on the house behind the park is still an issue and fines will begin to be assessed.
3. It was noted that homes are showing their age. Fascia is peeling and a good metal exterior paint needs to be used for that. Also, roofs are needing to be replaced. Estimates have been ranging from \$8000-\$13000.

d. Other Items:

1. Owner emergency information forms will be mailed out again. These are important especially when water leak issues arise.
2. If there are any who need help with snow removal, let us know and we can see who can assist.
3. The website is working well. Thank you, Amber. Please watch it for changes.

III. Budgets:

- a. **Past dues are down to \$14221.** These were discussed. Bills will be mailed out in February along with the meeting minutes. Dues will not be raised.

IV. Board of Directors:

- a. The board will be as follows: Wade Livingston as President. Holly Woods will be Vice President and Yvonne Hall will remain as Secretary/Treasurer. The Board was voted in unanimously.

V. Adjournment: 6:44 p.m. All was approved and all were in favor.