

**Monument Ridge Homeowners Association**  
**BOARD OF DIRECTORS MEETING**  
**Minutes of November 7, 2023**

**PRESENT:** Noel Richardson President & Secretary  
Mary Ann Bosely Vice President & Treasurer  
Open Director

**ALSO PRESENT:** Keith Lammey Association Manager

**ABSENT:** None

**Owners Open Forum**

There were no owners open forum comments.

The meeting was called to order at 10:37 AM by Noel Richardson.

**Approval of Minutes**

A **motion** was duly made by Noel Richardson and seconded by Mary Ann Bosely to approve the minutes of the July 19, 2023 Board of Directors meeting as prepared. *Passed.*

**Review/Approve Proposed 2024 Budget**

The Association Manager explained the draft 2024 budget pointing out that the total annual assessment revenue has been reduced from \$10,000 to \$7,000, and the transfer to the reserve fund has been reduced from \$3,180 to \$1,200. Additionally, management & accounting was increased to \$3,300, and legal & professional expenses has been reduced to \$900. All other line items are the same as the 2023 budget.

As proposed, the annual assessment amount would be reduced from \$500 to \$350 per unit. Following a brief discussion, a **motion** was duly made by Mary Ann Bosely and seconded by Noel Richardson to approve the 2024 budget as prepared. *Passed.*

**Discuss Appointment of Impartial Decision Maker; Covenant Enforcement, per policy**

The Association Manager reminded the board that the Association had not yet determined who would serve as the Impartial Decision Maker in any covenant enforcement hearing. He further explained that most associations utilize board members as the Impartial Decision Maker; however, any person could serve as part of the Impartial Decision Maker committee provided they do not have any direct personal or financial interest in the outcome and will not, as a result of the outcome, receive any greater benefit or detriment than will the general membership of the Association. The general consensus of the board was to defer a decision on the matter to allow time to consider whether or not to appoint someone other than the board members to the Impartial Decision Maker committee.

**Old/Other Business**

There was no old or other business to be discussed.

**Adjournment**

With no further business to come before the Board, a **motion** was duly made by Mary Ann Bosely and seconded by Noel Richardson to adjourn the meeting at 3:19 PM. *Passed.*