

Minutes from the January 2023 Montclair Board of Directors

The meeting was held Thursday, January 5th 2023 at the Warren Road Community Center.

The meeting was called to order at 6:35 pm

Members in attendance

President- Greg Lacock Secretary Melanie Meaders

Vice President David Zange Treasurer Wes Hopkins

Joey Aranda, Melvin LaPan, Shelly Maner, Anne Rheins and Lantz Smith

Bookkeeper Catherine Przybysz

The meeting minutes from the December board meetings and neighborhood meetings from 12/1 and 12/12 were read and motions to approve by Lantz and Anne. Minutes were approved by all. The Financial reports and P&L reports as of 12/31 were presented by Catherine and Wes.

All budget amounts for 2022 were met. Water bills have decreased thanks to Joey and Wes. Motions made to approve the financials and P&L made by Wes and David, approved by all.

Legal- No response from Sykes and O'Grady for back assessments. Motion made by Wes and 2nd by Joey for \$75 per demand letter to be sent to these homeowners. Motion approved by all.

Ms. Whitmore has not made a recent payment as ordered. Discussion about further action but no decisions made at this time.

Website- Amy Kilpatrick is managing the website. Wes Hopkins contributed information to the website.

Newsletter- discussion about someone to oversee newsletter. No decisions were made at this time. Reminder that all items should be sent to the email by the tenth of every month.

Pool- well was drained and the breaker turned off prior to the freezing cold weather in December. The pool house spigots were opened, and the water turned off. Antifreeze was added by Tommy Jackson the CPO.

Courts- The Holly Jolly event made almost \$5K for pickleball. A good time was reported by all.

Parks- bridge over creek at Crane Ferry will be replaced.

Lawn maintenance is every other week.

Estimates have been obtained for the repaving of the basketball court at Crane Ferry. \$9,500 to replace as is 40 ft x 50 ft. \$5,500 to decrease the size to 30 ft x 30 ft. No votes were made at this time.

Traffic and Safety- continued patrols for the neighborhood.

New officers were elected for the 2023 board.

President David Zange Secretary Melanie Meaders

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Old Business- working with Auto Owners Insurance that provides our liability insurance for the parks.

Looking for a new company to cover our pool.

T Whitmore may not be able to have her wages garnished.

New Business- 2023 Budget was reviewed and approved.

Motion made by Lantz, 2nd by Joey to move money from General Fund to Savings- Savings balance will be \$60,000. Motion was approved by all.

Resident in attendance- Kathy Kennedy.

The meeting was adjourned at 7:50 pm.

The next meeting is scheduled for February 2nd 2023 at the Warren Road Community Center at 6:30 pm.

An additional meeting was held due to the urgency of needing new insurance coverage for our amenities on January 20th, 2023. Members in attendance were- David, Wes, Melanie, Joey, Shelly and Lantz. Anne, Greg and Melvin not present. Greg with affirmative vote by phone. A motion was made by Wes and 2nd by Mel to accept the new liability coverage rate for the pool and parks at \$10, 393.76, annually. The coverage is with Scottsdale Insurance which is a subsidiary of Nationwide. The motion was passed by all members in attendance. The change of company will allow us to keep our diving boards.