

Minutes of the June 2023 Montclair Board of Directors

The meeting was held on Thursday, June 1 at the Winding Wood Pavilion

The meeting was called to order at 6:30 pm. Members in attendance

President- David Zange, Vice- President- Greg Lacock, Secretary- Melanie Meaders,
Treasurer- Wes Hopkins, Melvin LaPan, Shelly Maner, Anne Rheins and Lantz Smith.

Bookkeeper- Catherine Pryzbysz

Residents in attendance- Jason Von Berman and Tommy Jackson

Minutes-The May 2023 minutes were reviewed.

1st and 2nd motions made for approval by Shelly and Melvin. Approved by all.

P&L and Aging Reports- were presented by the bookkeeper.

P&L- 1st and 2nd motions made for approval by Shelly and Melvin, approved by all.

Aging- 1st and 2nd motions made for approval by Wes and Melvin, approved by all.

Wes reported on taxes being prepared for submission and QB 2021 cleaned up and reconciled.

Legal-past due letters for HOA dues will be sent to residents who paid for 2023 but owe previous years.
53 homeowners fall into this category.

A Private Investigator for a fee of \$132 will be used to try to locate Brian Brown, who is several years delinquent on assessments. The property may be in foreclosure, and a Lispendens can be placed.

Communications/Welcoming- Packets are going out. Some new residents are doing renovations and have not moved in. Request that packets be brought later when they are moved in.

Newsletter- request that all information be sent to Shelly by the 25th to be forwarded to Phoenix by the 1st of every month.

Resident's business advertisement was discussed as a potential part of the newsletter. The idea of a separate flier was discussed rather than advertisement in the newsletter, but no new motions made at this time.

Pool Updates- Wes updated on membership breakdown this year and placed pool membership advertisement signs. Anne and Wes repaired the ice machine at the pool.

Pool Rental Agreement was presented by Wes. After discussion about the pool being open or closed to members for a rental agreement 1st and 2nd motions made by Lantz and Greg that private parties would be allowed from 9a-11a every day except Sunday and from 6P-9P in the evening with a 2-hour minimum. Rental fees established in rental agreement. Motion approved by all.

Motion made by Shelly to grant a membership to our Deputy Jean Cordoso and his family. Lantz seconded the motion, and it was approved by all.

Discussion was held about pool memberships. Reminders were discussed that anyone in the pool should be a pool member or accompanied by a pool member. Montclair residents are not allowed to be guests at the pool.

The 4th celebration will be for pool members and their guests. No day passes for resident non pool members. Residents may come to the lunch with a paid advance ticket and side dish.

Swim instructor and swim lessons being offered was discussed by Greg. After discussion was held, a motion was made by Shelly and seconded by Greg to allow lifeguards employed by our pool to teach lessons during normal guarded pool hours to members. Motion was approved by all. No non- members will use the pool for swim lessons.

Courts Fence poles are here. David will start repair work early Sunday morning, June 4th.

Parks A park bench at the Crane Ferry Park will need to be replaced due to being hit by a car. Our video cameras were unable to capture a car or license plate. The cost for repair/replacement is estimated to be \$500. 1st and 2nd motions for approval by Greg and Shelly. Motion approved by all.

Needs for the water fountain installation are a base, approximately 1 ft and a trench will need to be dug. Rental pricing for a trencher will need to be obtained and 811 will need to be called before any digging begins.

Pavilion reservation policy and potential changes was tabled for this meeting.

The park fence has been approved in previous meetings and is pending.

Pest Control- Shelly will work with Bug House on a quote. Professional Pest Solutions has been providing on a monthly basis and will provide June service, then an annual contract will be explored. Late fees will need to be paid to Professional Pest Solutions.

Traffic/Safety No pressing issues discussed.

New Business Concern about home-based businesses has been brought to the board, specifically 303 Chatham Road due to the trailers and equipment used in the business. David will follow up with the owner.

Social Media postings were discussed. All pool posts should be made on the pool page.

Lawn and Garden letters were submitted by Wes. Garden letters will not be sent until the beginning of the year 2024. Motion made for approval by Shelly and seconded by Mel with the removal of the paragraph in the letter beginning with "However". Motion approved by all.

Wes discussed a property with an overgrown yard, 203 Buckhead Court. The owner Mrs. Johnson has passed and no steps taken at this time due to no knowledge of pending probate status.

Per the covenants, 75% of the homeowners would have to vote to make any changes to the covenants. A potential door to door campaign was discussed for the future.

Greg publicly thanked Wes and Lantz for help with the pool.

Adjourn

Motions made by Shelly and Lantz to adjourn the meeting at 8:20 with all members in agreement.