

Minutes of the October 2023 Meeting of the Montclair Board of Directors

The meeting was held Thursday October 5, 2023, at the Winding Wood Pavilion.

Members in Attendance were Vice President-Greg Lacock, Secretary-Melanie Meaders, Joey Aranda, Melvin LaPan, Shelly Maner and Anne Rheins.

The meeting was called to order at 1830, 1st and 2nd motions by Mel and Shelly and approved by all.

The September minutes were reviewed, 1st and 2nd motions for approval by Shelly and Melvin, and approved by all.

The P&L and Financials were reviewed, 1st and 2nd motions for approval by Shelly and Joey, and approved by all.

Legal-Tax appeal working in progress. The bill should be paid and we should get a refund.

Communication/Welcoming- continuing to hand out packets.

Website- No new updates.

Newsletter- Shelly requests items by the 15th of the month. New section will be created called "Covenants Corner".

Pool- Mel will contact Door King about the magnetic gate lock.

Augusta Christian will be contacted about payment for pool use.

Courts-Activities/Fund raising profits after expenses since June 23, \$5373.06

Mowing/Trash- Stars and Stripes started on Wed October 4th, ordered county trash cans have not been delivered.

Portalet- Anne requested an upgrade to a handicap unit. Price will be an extra \$30 a month. 1st and 2nd motions by Anne and Joey, motion approved by all.

Court Needs-courts with cracks and resurfacing is needed. Anne will be on a podcast on Friday 13 about pickleball.

Parks- Knox Pest Control will be the new provider with added mosquito protection from April-October.

Traffic/Safety- Patrols needed for Halloween. Shelly will reach out. Deputy Cardoso will not be able to provide.

Old Business-Shelly with concerns about our follow through from neighbors' complaints in a timely manner.

Melvin made a motion that complaints made by email have an auto response to invite the resident to the next monthly meeting to address the complaint in person. 2nd motion by Shelly and approved by all. No board members should be following up without discussion from the board.

New Business-President's section of newsletter should remind all of the upcoming elections.

Residents in attendance were Kathy Kennedy and LeaAnne Jackson. Ms. Kennedy with concerns about front yard gardens. These will be addressed starting within the next few months with the garden letters.

The meeting was adjourned at 7:20 pm.