

## HOA Board Minutes: January 2024 – Montclair Board of Governors.

**Location:** Meeting was held on January 4<sup>th</sup>, 2024, at the Warren Road Community Center.

**Called to Order:** at 6:34pm.

**Members in attendance:** President David Zange, Vice President Greg Lacock, Treasurer Wes Hopkins, Melvin La Pan, Anne Rhein's and Drew Robinson.

**2024 Board Members Elected:** Voted on board motions, approved by all present.

President: David Zange

Vice President: Greg Lacock

Treasurer: Wes Hopkins

Secretary: Melanie Meaders

**Previous Board Minutes:** were reviewed 1<sup>st</sup> and 2<sup>nd</sup> Motion for approval of the minutes by Wes and Greg, approved by all present.

### **Aging Report:**

Discussed the aging report and that we limited this down to save paper since all the 2024 invoices were released to residents. Elijah Craig has caught up on their HOA dues consistently and were originally told the dues were optional, once explained they were great and paid their dues. Another resident, Ms. Holloway, also paid her long-standing HOA balance in full after speaking with her.

### **Financial and P&L:**

**Lite Electric bill** was received and set to be paid. were reviewed and 1<sup>st</sup> and 2<sup>nd</sup> Motions for approval by, approved by all.

**New 2025 Budget-** Motion to approve the budget and corrections, 1<sup>st</sup> Greg 2<sup>nd</sup> Anne Motions. Approved by the board.

### **Insurance:**

We are currently renewing liability insurance, property insurance, workers comp and directors' and officers' insurance. David and Wes spoke about the increases in costs for the HOA along (Power Bill, Insurance and Property taxes). Cost & Revenue charts provided by Wes, HOA dues will need to be decided on and likely raised for 2025. Residents would get a pre-approved letter in June 2024, once the board approves it in the next few meetings to come.

**Wes-** to reach out to get more insurance information and discuss the diving boards.

### **Legal:**

Speak with Shelly regarding Brian Brown property at next meeting. Recapped on Letters from Wes (on behalf of the HOA) to the homeowners about their past dues were sent, this is being done before going to the lawyer, to keep cost down.

### **Communication/Welcoming:**

more copies of covenants are needed.

### **Website:**

HOA Payment Portals were fully updated prior to Jan1st and ready for 2024 HOA payments. Payments are coming in and working great. Minutes and Newsletter uploaded as well.

**Newsletter:**

Nothing new from the Newsletter area.

**Pool:**

**Ask Melanie & Joey** about 2025 pool applications for Lifeguard, Concession Workers. Wes has indeed ready when given the word.

**David** to include a message about the upcoming pool season in his president's message.

No bonus for the pool season of 2023

**Wes-** Do we want to open a position for a pool attendant for this coming pool season or reinforce duties with the current staff. The issue is we lose lifeguards and have limited guarded hours due to no guards.

**Courts:**

Based on current courts memberships and not busy at the park. The board approved to let in an additional 20 members to Pickleball. This will catch up the waiting list to June 2023 and drop us from 105 waiting down to 90 members now waiting. Discussed the competition opening and keeping up with the maintenance of the courts to keep our revenue coming in and members staying.

**-Anne:** We have a great company (Carolina Sport Surfaces Inc) willing to resurface our courts for \$62,320 and half will be due as the deposit. Cracks do affect the play and when the balls hit them.

**Parks:****Budget Discussions:**

**-Greg** spoke to the SWIM Team revenue vs cost, it is separated better now and he will go back and look to see if there is a way to possibly increase the revenue or if the \$1000.00 revenue vs cost is where it will stay. Greg looking to get feedback from the neighborhood.

**-Concessions** is also down due to one of the swim meets being cancelled last year, which dropped revenue for concessions.

**-Power Bill** was discussed, the increase of \$7,850 dollars. The Crane Ferry Park was \$2,517.58 and Montclair Neighborhood \$53,644.02.

**-Dues** will need to be reviewed for 2025 and possibly increasing. Greg considered possibly going up in pool membership or other ways as well.

**-Wes** discussed our new overhead cost due to inflation. Power, Insurance and Taxes have increased a great deal and will require a review of the HOA dues amount for 2025.

**-Greg** spoke to the SWIM Team revenue vs cost, it is separated better now and he will go back and look to see if there is a way to possibly increase the revenue or if the \$1000.00 revenue vs cost is where it will stay.

**Concessions** is also down due to one of the Swim Meets being cancelled last year, which dropped revenue for concessions.

**New Business:**

David and Wes spoke about the increases in costs for the HOA along (Power Bill, Insurance and Property taxes). Cost & Revenue charts provided by Wes, HOA dues will need to be decided on and likely raised for 2025. Residents would get a pre-approved letter in June 2024, once the board approves it in the next few meetings to come.

**Drew-** Looking into the laws that support updating the HOA covenants with a reduced membership participation.

**Concessions** is also down due to one of the Swim Meets being cancelled last year, which dropped revenue for concessions.

**Pickleball Membership Rate:** Single Member \$150.00 & Family \$200.00. Bringing up the members on the waitlist can join Pickleball faster by buying a Non-Resident Pool Membership. Still approved by board. Off-season acknowledgement documented by Wes and must be agreed to by anyone doing this and the pool is seasonal, which they agree to. 20 New members added to Pickleball and approved by the board, motioned by Greg and seconded.

**Traffic and Safety:**

Melvin is planning to speak with Jean C. about possibly reducing the amount of his patrols to save on cost. Will review at the next meeting.

**Resident Questions:** no resident questions.

Meeting was adjourned at 7:35pm.