

HOA Board Minutes: April 4th, 2024 – Montclair Board of Governors.

Location: Meeting was held on April 4th, 2024, at the Warren Road Community Center.

Called to Order: at 7:31pm. David 1st motion and Joey 2nd motion (Late call to order, due to special guest meeting for the Gardner Property)

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

Previous Board Minutes: were reviewed 1st Greg and 2nd Wes's motion for approval of the minutes approved by all present.

Financial and P&L:

2nd round of invoices mailing sent out, they have been coming in since April 1st.

Nothing major notable on HOA payments or issues there.

Tommy made pool purchases for chemicals and small repairs like locks and new keys.

Pool signs are out, Wes confirmed and there are 7 pool memberships as of the meeting.

Bathrooms HOA expense will shift somewhat, now that we are moving away from the porta let to more permanent bathrooms at Crane Ferry. Will be reflected in the months to come but slightly higher this month with the install expense.

Electric Bill continues to go up, now at \$4,896.00 vs the bill a year ago it was \$4,200.00. It has only been going up in small increments with the streetlights. The courts bill is much smaller and separated out.

Wes: Raised question if there was any issue to round up the power bill for recalculating the new HOA dues for 2025. No issues from the board when rounding up HOA costs to be as accurate as possible for dues cost for the next 5 years.

Nothing else noteworthy for the P&L – motion to approve the P&L. David 1st and Melvin 2nd, all in favor.

Aging Report:

Catherine only printed off those who are past due for the years before 2024 to focus on longer outstanding dues owed. There are some legal updates on the delinquent residents, Wes to speak to the most outstanding residents who owe dues.

Approved aging report Wes 1st motion and Drew 2nd, all in favor.

Legal:

1. **O'Grady Property** – went to the attorney office to settle up his outstanding dues and have the lien removed on March 25th. He did pay all the dues owed.
2. **Alqadir (Brown Property)** – she is reaching an agreement with the attorney to either pay it up or she may sell the property due to health reasons. She will follow up in 30 days.
3. **Sykes Property** – tried selling their property, lien was placed on the property, and they will be paying up once the property closes.

4. **Resident complaint** – Old 2006 lien called in by resident on an Avondale property, board approved to have the lien removed and forgiven.

Crane Ferry Park (Teenager Harassing Children and Pickleball Players) – David speaking to this incident, children approached Anne Rhein's. Our deputy on duty was made aware and he found the youth and parents. Spoke with the mother and the teen suffers with severe autism, delays that makes him outburst to young children, saying inappropriate things. Parents were advised he is banned from Montclair and asked not to return. If there is another incident RCSO will be involved further. This is a non-resident.

Violation Letters were sent out regarding gardens, unkept lots and unsightly conditions. The area of the addresses were Indian Trail Court, Chatham and Crane Ferry, Winding Wood. One of the residents in violation of the front yard vegetable gardens will be coming to the May 2nd board meeting.

Insurance:

Nothing to report other than swim lesson insurance approved.

Communication/Welcoming:

residents have responded and want to volunteer to be on the welcoming committee to meet new residents on behalf of the community. They will be coming to the May 2nd meeting.

Website:

Digital newsletters and minutes continue to be uploaded to the site each month. Pool membership breakdown currently and emails are coming in from non-residents asking about joining the pool. Signs are out and posted outside Warren Road school.

Newsletter:

David is still working on the newsletter each month, will approach Drew about possibly taking over the newsletter.

Pool:

Deck still needs to be sanded and painted in the back. We will still consider doing concrete, but we have run out of time. Melvin stated he has a new spray gun and can help with that. Melvin just needs the dates to do this.

Wes: Requested the pool to be open on May 4th ,2024 swim at your own risk, would the board approve? Board approved May 4th opening. Pool welcome emails go out as payments come in for memberships.

Catherine, Wes does a lot with registration paperwork and any additional help is greatly appreciated. Board volunteers can be selected.

Swim lessons for Montclair are a go per legal and insurance. This would be done by Dianne Pepple. Those who do swim lessons must be a member of the Montclair Pool, which should be a plus to memberships. The board approves of this Greg 1st motion and Drew 2nd motion.

Courts: (unable to speak on the courts, will meet at a later date)

Parks:

Bathrooms at Crane Ferry Park sewer install underway, and the city was paid to put in the tap at the street and The Drain Surgeon is good to install as soon as the tap is done. Meeting with Glenda to get them cleaned and scheduled for future cleanings. Kamo toilet paper box comes with 12 rolls and is \$35 bucks a box, not much at all compared to the pool \$75 dollar bucks per box. Rolls will be stored in the secured box inside the courts where the volunteers keep materials locked up.

Water Fountain concrete and water lines are also going to be done before the Not' Lanta tournament.

Crane Ferry Fence: David and Joey work on getting the fence material Master Week.

ADA sidewalks were installed on both Chatham and Crane Ferry intersections.

New Business:

None

Traffic and Safety:

None other than standard traffic violation for running stop sign or speeding

Resident Questions: no resident questions.

Motion to adjourn the meeting at 8:00pm 1st David and 2nd Joey, all in favor.