

HOA Board Minutes: May 2nd, 2024 – Montclair Board of Governors.

Location: Meeting was held on May 2nd, 2024, at the Pool Pavilion.

Called to Order: at 6:31pm. David 1st motion and Joey 2nd motion

Members in attendance: President David Zange, Treasurer Wes Hopkins, Melvin La Pan, Joey Aranda and Drew Robinson.

Previous Board Minutes: were reviewed 1st motion Melvin and 2nd Joey motion for approval of the minutes approved those all present.

Financial and P&L:

There were a lot of expenses this month, usual for this time of the year. We have also received a lot of assessments come in to beat the deadline of April 15th, to avoid the late fee. The payment portals were updated to include the \$30 late fee.

We had received 30 memberships at this time, breakdown of swim team and non-swim team memberships are still being tracked.

We are continuing to get courts memberships. Miscellaneous activities in the amount of 6k dollars coming in from the Not'Lanta tournament. We also received a 3k dollar court donation from a local business.

We got a \$900 reimbursement from our insurance company for following up on and completing required paperwork.

Various projects and maintenance done for the pool, including four new picnic tables.

Pickleball supplies purchases for the tournament, bathroom installation and railroad tie delivery at the courts.

Annual registration expense was recorded this month. A new registration app was discussed and possibly a future project.

HOA dues will be going up in 2025, as per the 5-year guidelines in the Montclair Covenants, Bylaws and Charter. The CPA is assisting with this and Wes. Detailed communication will be provided to all homeowners this summer, with all the details of the increase in 2025.

Motion to approve the P&L, 1st motion by Drew and 2nd motion Wes, all present approved.

Aging Report:

Catherine – Resident check did bounce and is being adjusted on the P&L. Wes to speak to outstanding dues owed. We did get Sylvia R. to pay in full. O'Grady in full up to the last two years, we will be pursuing again if the resident does not pay up this year.

We are monitoring the aging report and residents who owe prior to purchasing a pool memberships.

Motion to approve the aging report, 1st motion Wes and 2nd motion Drew, all present approved.

Legal:

1. **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.
2. **Sykes Property** –property is still in limbo, lien was placed on the property, and they will be paying up once the property closes.
3. **Joesph Nye** – We put a lien on the property back in March 2024 due to suspicious activity, failure to pay property taxes and failure to pay HOA dues or follow the covenants.

Crane Ferry Park (Pickleball and Service dog complaint) – There was a situation to two members each bringing a dog (possibly service dog) to the courts. The dogs barked at each other, no contact and one of the members threatened to sue because of bark trauma to her dog. The attorney was contacted and stated dogs are considered property in Georgia, there is no right to sue. Montclair is a private venue and semi-open to the public, so if there is certified paperwork on the dog, we cannot refuse them, but we can ask. The member was addressed, and she did apologize, incident did not go any further.

Insurance:

Nothing to report

Communication/Welcoming:

Two families reached out to be on the welcoming committee and we are still working on the details and getting them to meet with us.

Website:

Information and portals are updated.

Newsletter:

Drew will be doing the newsletter starting in June, David and Wes will be assisting to get him trained.

Pool:

We will have to have the baby pool or splashpad done next year, work on getting quotes by the end of the season. 10 years and under, we could also do a neighborhood survey as well if needed. Several residents very much like the idea.

Gary and Jean both were given complementary memberships for their service to the community.

David Zange's crew will be swapping out the pump and putting on the secondary pump to rotate the pumps for longevity and servicing each one. The reconditioning will include fittings, bearing, sealant and put back in the pump house, swapped every two seasons. David will not be charging for this except to pay his guys for the work.

Chemical companies were changed for ordering for the pool this year about two months ago. The new company is great, delivers and drops the chemicals off in the pump house. Chemicals do dissolve much better. Costs should also be better based on the prices we were paying for at Leslie's.

We may also look at full swim at your own risk in the future due to the shortage of lifeguards. We do not save money on insurance, but it greatly reduces our assumption of risk by using swim at your own risk vs using a lifeguard as a single point of risk.

Pool will be opening earlier thanks to Tommy and Wes on May 4th, Wes will be assisting with pool memberships and registration himself on the weekends. This is due to the pool manager and the kids and guards still in school. The pool will be swim at your own risk prior to Memorial Day weekend.

Courts:

Court repair – David spoke to doing a deep repair. This repair would be covered more than half by donations and activities fund. This quality repair cost would be 70k dollars and if covered more than half by the pickleball funds, the board would be covering 30k dollars of this. The 30k dollars invested by the HOA would be the same cost of just a patch/surfacing job that was done 5 years ago, which was not a

quality repair. The current proposed deep repair would be a much better-quality repair deep down to every visual crack, for up to 7 years and repairs this would be much easier. Pickleball memberships will also be going up next year.

Park Projects:

Crane Ferry Park - Water Fountain was completed, painted and a decorative rock area for splashing was done and looks great. The extension for the water fountain was done by Augusta Machine and Welding did this as a gift to Montclair. All plumbing and irrigation piping was done.

Stars & Strips was going to put rubber squares at the water fountain.

The bathroom needs a few parts, ordered.

We need to get a plaque done for the cleaners of the bathrooms, Jani Maid (Glenda Tankersly).

Park Fence – Joey went by to look at the fence materials at one location and said we need to look at other materials or a fresh delivery. A future project would be to eventually cut down the dying Bradford pear trees and put a fence out by the road.

New Business:

None

Traffic and Safety:

Jean has slightly adjusted the days he is patrolling. Other than standard traffic violation for running stop sign or speeding. Several board members discussed the positive feedback with having a police car patrolling. Melvin is the board member in charge of working with Jean.

Resident Complaint – Front Yard Gardens:

Sam Meller and family did come to the board meeting to discuss the complaints and board vote to have his gardens, which contain vegetables and curb plants removed. This is not just vegetables but also unsightly, disordered per the bylaws. After some detailed discussions, the Meller's were advised the board must respond to many resident complaints and address all residents equally. The complaints are upwards of 10 to 15 in the current year alone. They were advised of the covenants, specifically the disorderly, unsightly covenant and hobby restrictions. The Meller's stated they did not have the intention, regardless of the board's vote against it, to change their garden or visual for others. The discussion lasted 25 minutes and they were advised of the covenants and the last communication was that further action may be taken by other members of the association against them.

The Millers stated their ideals would be to have a garden regardless of vegetables in the front yard and the grass is not manicured.

The HOA board has stated and advised the ideal would be the yard out front cut, kept low with nice plants or the area returned to grass. The current condition is unsightly, disordered and unkept. These conditions are clear in the covenants and the hope would be to come to a good agreement.

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