

## HOA Board Minutes: July 11th, 2024 – Montclair Board of Governors.

**Location:** Meeting was held on June 11<sup>th</sup>, 2024, at the Warren Road Community Center.

**Called to Order:** at 6:30pm. David 1<sup>st</sup> motion and Melvin 2<sup>nd</sup> motion

**Members in attendance:** David Zange, Wes Hopkins, Melvin La Pan, Joey Aranda, Anne Rhein's.

**Previous Board Minutes:** Reviewed 1<sup>st</sup> motion (Melvin) and 2<sup>nd</sup> motion (Joey) for approval of the minutes Approved by all present.

### **Financial and P&L:** (Wes)

- Catherine not present, Wes highlighted the P&L – Assessments received and there are a few coming in and mailings will be issued soon.
- Pool Memberships are 65k+ and 183 memberships this year so far.
- Concessions 4k year to date.
- Guest fees are \$800+ dollars year to date. These have been improved
- Water bill did go up slightly due to the drought in May and June for water needs at the pool. We are using the well at the pool as much as possible.
- Chlorine usage is higher recently due to the heat, which is normal.
- Swim Team is doing well this year.
- Electric bill continues to rise due to inflation.
- Wes provided a pivot chart regarding membership counts and the breakdown of (resident vs nonresident). This also provided data of how many were for swim team. Also, there is data provided on revenue intake for the 4 years prior to 2024, this shows how in the last two years we have greatly increased the revenue in the right direction.

Approved P&L report 1<sup>st</sup> motion (Melvin) and 2<sup>nd</sup> motion (Wes)

### **Aging Report:** (Bookkeeper)

- No aging report discussed with Catherine not present.

### **Legal:** (Wes)

- Financial information and HOA documentation has been provided to the CPA to have all calculations for possible dues increase prepared and ready for the board to review and approve soon. 2025 is the year due for the HOA dues to increase.
- Front yard garden letter from lawyer has been issued and served to the Meller residents. Additional information on how this legal process works and compliance is required to prevent further legal actions. A list of requirements was provided to the homeowner.
- Additional lawn letters from the board have gone out to additional properties requesting the properties be brought into compliance. This could be for anything causing disordered, unsightly or unkept.
- Joey updated the board on additional code enforcement actions, one regarding a camper parked on the road. The resident was told to move it, and this was done as well.

Approved letters 1<sup>st</sup> motion (David) and 2<sup>nd</sup> motion (Wes), all members in favor.

### **Insurance:**

- No updates

**Communication/Welcoming:**

- Kathy Kennedy accepted the request to be on the Welcoming Committee and lead this committee. We are excited to welcome residents; We will be helping to build the welcome packets and provide the list of the 11+ residents who need to be welcomed. The 1<sup>st</sup> meeting will be the upcoming Saturday July 13th.

**Website:**

- All minutes and newsletters added to the site. We were missing some proof but Phoenix printing provided those so they could be uploaded.

**Newsletter:**

- Drew was unable to attend the meeting due to a prior commitment.

**Pool:**

- David spoke to the pump going down in late May or June, the pump was swapped for the two-year rotation. Impeller damage was found and some sort of metal object from the pool went through it at some point and caused damage.
- The pump and drive went down again on the evening of July 3<sup>rd</sup> and D&L responded again immediately and got everything back up and running.
- The issues from July 3<sup>rd</sup> were due to a chlorine leak within the pump house, there was a lot of wire corrosion. Tommy repaired the fitting and fixed that leak.
- The drive needs to be re-wired, and another overload contactor needs to be put in place. David is taking care of all of this and has Montclair in good hands.
- The Pool Committee requested a higher frequency in hotdog sales, an email will be sent out to all members advising them we will be offering more hotdogs and snow cones. Leanne has assisted a lot in snow cone preparation and syrup.
- Back to school Glow Party presented to the board and was approved for the kids.
- Low Country boil for adult night presented to the board, contingent on signups due to cost. The board requested further discussion via email before full approval.
- Guards will be going back to school and the pool cleaning will need to be worked out. Linda will be asking the guards to see if they would be interested in continuing to keep the pool clean more into the off season.
- Bathroom suggestion, Wes presented an idea to the board to consider asking Ms. Jeannie Buttrum if she wanted to consider cleaning the bathrooms and in exchange have a free pool membership. The board approved this, and she will be approached.

**Courts:**

- Roger and Shay mentioned that the big hole area near the grill area has been filled with topsoil by volunteers as well. This has been needed for some time due to water collecting in it.
- Bathroom parts for the court bathrooms are in and just need to be installed.
- The current railroad ties are doing great at the courts and the board voted to no longer to the fence across the field. We would still do all the landscaping across the field and use the existing railroad ties that are already there to segment the field. Money that was appropriated for the field fence can be used for both paving projects for the pool and courts. Extra Railroad ties at the courts need to be moved up to the pool.

**Parks:**

- Bathrooms at the Pool to potentially be repainted, the wrong type of paint was used several years ago, and it is peeling.
- The back deck at the pool will also need to be stripped of rotten wood and reboarded, then painted.
- Baby pool redone or removed. A discussion will need to be had, possible survey put out to all Montclair residents.
- Pool Electrical needs to be revisited and re-quoted.
- Diving Boards and Perimeter lights need to be redone with used LED lights.

**Old Business:**

- No old business

**New Business:**

- At the end of the meeting Joey proposed to add Leanne Jackson on to the board. This would require a board vote, there was some discussion about the process of adding or removing board members. Further discussion needs to be had, and a vote taken before proceeding.

**Traffic and Safety:**

- David asked if Melvin would consider taking over the battery swap out at the speed sign on Crane Ferry. Melvin agreed and Wes offered to show him how to do this.

**Guest Speakers:**

- Roger and Shay (Stars and Stripes Landscaping) came to speak about a proposal for the entrance area to the courts being paved due to water issues.
- The proposal is a patio/paver to encompass the water fountain and several feet out from the courts entrance.
- This was approved by the board and an additional ask was to also pave the old broken pathway at the pool as well. This was also approved by the board and the cost was low.

**Resident Questions:**

- Roger and Shay Byers, Kathy Kennedy and Trey Kennan were in attendance.

**Motion to adjourn the meeting at 7:50pm all in favor.**