

HOA Board Minutes: June 6th, 2024 – Montclair Board of Governors.

Location: Meeting was held on June 6th, 2024, at the Warren Road Community Center.

Called to Order: at 6:30pm. David 1st motion and Joey 2nd motion

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: Reviewed 1st motion (Drew) and 2nd motion (Joey) for approval of the minutes Approved by all present.

Financial and P&L: (Bookkeeper)

- Pool memberships are doing great this year; Wes has broken down the memberships and at the time of this meeting is \$60,100.00. We are very excited about the pool membership increasing from the advertisements and push to increase membership. Previous year memberships (2023) were 136 members, and we are already at 165 for (2024). 88 Resident and 77 Non-Resident.
- Courts activities, Anne to speak to this.
- Swim Team, Greg to speak to this, the swimmers are doing great as well, and memberships were capped. Swim Team concessions and food sold well.
- Pool payroll was finished for the 1st time this summer and lifeguards have started to be paid.
- Pickleball supplies were for the Not 'Lanta tournament which cleared later after the tournament.
- Utilities, nothing out of the ordinary and standard bills are normal.
- Legal fees had a check cleared for their invoice and work over the last 6 months.

Approved P&L report 1st motion (Wes) and 2nd motion (Drew)

Aging Report: (Bookkeeper)

- Late fees are being updated in the system as they pay, dues with the late fee are \$250.00
- Anne and Catherine will speak with Wes regarding a resident confused on their HOA payment, will speak with him later.
- Several houses are being foreclosed on, these are behind in their HOA dues and have liens on the properties we do not know the amount the foreclosures sold for if they did not pay their taxes.

Approved aging report 1st motion (Greg) and 2nd motion (Anne), all members in favor.

Legal: (Wes)

- 132 Gardner's Mill is back in foreclosure for July 2024, for the second time and does not appear she can stop it this time. Lien is fully applied to the property, and we are in line to be made whole if auction goes through.
- 209 Gardner's Mill is in foreclosure and a full Lien is applied to this property as well. Full dues and fees applied.
- 409 Kings Chapel was in foreclosure, but property taxes were paid in full. Grass is terrible, Wes contacted the owners and advised them of the state of the property and HOA dues owed.
- 227 Chatham is no longer up for sale after jumping multiple attorneys and not yet paying their liens and outstanding dues owed to the property.

- Front yard garden letters were addressed and there is a family that still has a full front yard garden and not in compliance. Attorneys have been consulted and engaged for further action.
 - Motion of the board approved to have the front yard garden letters issued by the attorney to move forward with an official denial in keeping the front yard garden. The time frame to remove the garden, 30 days via FedEx, before further action is taken. 1st motion (Greg) and 2nd (Wes), all members in favor.
- 315 Indian Trail, Wes spoke with the current owner who lives there. He acknowledged he received the letters but wanted to know the recourse if he did not clean his yard. Explained the options to him and the owner did clean up the yard somewhat and looks a little better.
- 3320 Crane Ferry, overgrown lawn and carport filled. Letter issued. Possible business operating out of it.
- 3202 Winding Wood, issues with keeping the yard cut repeatedly and letter issued.
- 107 Kings Chapel, owners contacted and reached out to their nephew who brought the yard back into compliance.
- 120 Kings Chapel, board requested another letter about having the yard and carport cleaned up.
- 112 Kings Chapel, board requested a letter be sent to property owner to fix up the yard and curb appeal.

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

Insurance:

No updates

Communication/Welcoming:

- Welcoming Families have over-committed, and they stated they will reapproach the board at a later date. Kathy Kennedy offered to help with this, need to copy her on the email.

Website:

- All minutes and newsletters added to the site.

Newsletter:

- Resident requested a message be put in the newsletter about liens being placed on properties not being kept in compliance. Drew opted to write this out as an “appeal section”.

Pool:

- Drive is back on the wall in the pump house, pumps were swapped out and the 1st pump was refurbished and re-wired. It is now sitting on the floor in the pump house ready for the next swap out in 2 years.
- Pool rules are requested to be overhauled in 2025 but LeaAnne Jackson requested this year, only concern was the pool season has already started since May 4th.
- July 4th email burst went out to all current pool members.
- Project for next year would be to use sign up genius to help manage the pool events.
- Boys and Girls bathroom soap dispenser replaced and fully installed back in the bathroom.
- One non-resident requested a refund of her pool membership within 24 hours, because of no shaded areas at the pool.
- Discussed possible shade options for next year at the pool.

Courts:

- Still waiting for the replacement parts for one of the bathrooms to fix the cracked tube on the back.
- David and Anne met with Jan (Carolina Sport Surfaces - Resurfacing Company). The impression from this meeting was very good and Montclair Courts will do well. Cracks always come back overtime but this technique is very successful and can last longer, up to 5-7 years. We are booked for this resurfacing this fall, possibly late August, weather permitting.
- The Pickleball wait list is still holding strong and memberships revenue is still flowing in.
- Need to move the excess railroad ties to the pool or sale to David for his shop. Greg has offered his truck to help get them to the pool

Parks:

- The propane tank for the big grill needs to be refilled for the next swim meet. Greg offered to get this done before the next swim meet.
- Several gentlemen agreed to cook the BBQ for the 4th of July. (Joey, Tommy and one other)
- Joey will go and buy the pork butts.

Old Business:

- Looking for more materials on the split rail fence at the Crane Ferry Park. David and Joey are looking for better materials. Possibly a different type or design, 4x4 with decking boards, Drew to ask him at Maner supplies.

New Business:

None

Traffic and Safety:

- Home invasion reported to the HOA President and board. The resident explained what happened in the middle of the night, everyone was ok but it was a very scary situation.
- No other traffic incident other than usual violations for running stop sign or speeding.

Resident Questions:

- Voiced issues regarding safety at the pool. Kids jumping off the diving board and parents not paying attention to their kids. Kids were seen sitting on the diving board and the lifeguards in the concessions stand were not paying attention.
- Additional training was requested for lifeguards. Weekends are a big focus for these improvements.
- Requested the dissolved pool committee be reinstated, LeaAnne Jackson requested to be the Chairman with Joey A. and Wes H. to rejoin, along with other pool members starting the upcoming Saturday June 8th.

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