

## HOA Board Minutes: November 7th, 2024 – Montclair Board of Governors.

**Location:** Meeting was held on November 7<sup>th</sup>, 2024, at the Warren Road Community Center.

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

**Members in attendance:** David Zange, Wes Hopkins, Melvin La Pan, Greg Lacock, Anne Rhein's, LeaAnne Jackson, Kathy Kennedy, Drew Robinson.

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

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

- Catherine spoke to the P&L, September and October are next to each other. Very little expenses in September.
- Courts memberships for September was fantastic.
- Pool Memberships are negative for (1) pool membership for reimbursement doing the bathrooms.
- Spoke about Payroll plus and explained the (2) salaried employees being broken out in 2025 to better see seasonal employee's vs annual employees and taxes (Catherine and Tommy).
- Spoke to the court resurfacing project \$21,000 portion from Pickleball was in September and the portion from the General account is reflected in Octobers P&L section.
- GA Power Electricity bill is continuing to increase with inflation. October bill will be disputed due to the hurricane.
- Legal fees check was cut in September as well, this was provided to the board to see the breakdown, showing what initiatives, we are charged for enforcing HOA covenants and bylaws. Our lawyers do a great job.
- \$3,000+ settlement check received for 132 Gardner's Mill property. We were able to recover all dues and legal costs for the HOA.
- Expense, we have exceeded our pool maintenance fees slightly by \$3,000 due to hurricane Helene cleanup. We purchased a trash pump as well to help pump out the pool and debris removal.
- Community Projects include tree removal from the hurricane. \$25,000.00 in total for trees impacting the park properties. \$5,000.00 of the \$25,000.00 was our responsibility due to 7 pine trees not impacting structures, the remaining \$20,000.00 was submitted to the insurance company for reimbursement. Insurance check to the property insurance company cleared in October.
- RCSO Deputy continues to patrol and help since the hurricane.

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

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

- Nothing majorly noted about the aging report. We received a payout for 132 Gardner's Mill Rd.

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

- No violation letters will be issued until we are fully recovered from the hurricane damage late 2025 or 2026.

**Insurance:**

- We spoke about the (4) insurance policies we are required to have for the community properties and amenities. Property Insurance, Liability Insurance, D&O Insurance and Workers Comp Insurance.
- Trees were removed from the park and pool property the 5-6 days following the hurricane.
- Property Insurance Coverage Information: This is not replacement insurance but rather a flat amount insured up to on each structure.
  - Pools: \$82,500
  - Pump House: \$40,000
  - Storage Building: \$17,100
  - Concession Stand: \$6,100
  - Pavilion: \$18,000
  - Courts/Fencing: \$20,000
- The board will be reviewing the property insurance policy going forward to adjust as needed since the disaster.

**Communication/Welcoming:**

- No welcoming done since the Hurricane. Greg requested to do the welcoming for the Purcell's old house on Crane Ferry, to greet the new owners.
- Catherine wants the board to push out communication regarding the architectural changes and requirements to be approved by the board. She recommended this being a mailer, having the form updated and advising residents to check the HOA covenants.

**Website:**

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**Newsletter:**

- Newsletter should be out by 2<sup>nd</sup> week of November. Drew also spoke about the wife saver being offered to all Montclair residents and pickup to be coordinated at Crossbridge. Amazing support from Warren Baptist Church.

**Pool:**

- Damage at the Pool Park
  - Lost many trees in the park area.
  - Damage to the playground equipment.
  - The Pavilion was completely destroyed.
  - Baby Pool has damage to the gunite lining is cracked through, new cracks in the tile and concrete.
  - The big pool has new cracks on the decking around the pool, no cracking to the gunite.
  - Electrical issues with the trees penetrating the ground.
  - Additional damage to the decking.
  - Roll up shed had some damage to the backside.
  - The fencing on the right side of the property is severely damaged due to all the trees coming down.

**Courts:**

- Damage at the Court Park:
  - Damage at the Crane Ferry Park

- The back stop in the field was severely damaged.
- Half of the court fencing damaged 23 poles.
- Courts themselves were spared
- Merry-go-round and seesaw were damaged by the trees up front.
- Two courts lights on the poles are not working and need to be lined back up..

**Parks:**

- David spoke about quotes received before the meeting regarding both parks (pool and courts).
  - D&D Construction Quote:
    - Crane Ferry Park: Remove and replace the court fence with 23 fence posts 40x12 posts, 70 feet of chain length and top rail. Total \$10,800.00.
    - Backstop in the field, remove 30 feet by 10-foot chain length and replace. As well as removing 60 feet by 4 feet chain length and replacing. Total \$1,800.00.
    - Winding Wood Park: Remove and replace the right side of the pool fencing. 90 feet by 6 feet of chain length. Also to remove and replace 20 feet top rail and baby pool fencing. Total \$2,300.00.
    - The Pavilion is 30 by 35 in size. To get the debris removed \$1,800.00.
      - To rebuild a similar Pavilion and structure to what we had \$28,000.00. We will get designs and agreements from the board.

**Old Business:**

- No old business

**New Business:**

- Met with Carl Nichols (David and Wes) at the Gardner House to discuss the status of the properties and Montclair Pool. Discussed the loss of the trees and easements.
- Mr. Nichols is planning to install a natural berm (6 foot with bushes on top of it – 12-foot natural barrier) all the way around our property lines which include the pool and (3) homes on Winding Wood that back up to his property. We do think that it is a very good idea and natural well-built berms are a very nice solution for noise and privacy for the community.
- David spoke with Mr. Nichols about him replacing the fence on the right side of the pool due to the trees. David is going to get him a quote to replace the fencing (8-foot high). There has been no guarantee that he will replace the fence yet, but he was open to having the conversation and the quote.
- LeaAnne requested we speak to Mr. Nichols about the remaining pine trees against the pool fence that she requests Mr. Nichols take down.
- Magnolia at the main entrance sign to Montclair received far too much damage from the storm. His plan after removing that tree is to put back (3) full grown magnolias back at each corner of the property. In effect, replacing the magnolia at the entrance sign will be done but placed further back away from the road and sign.

**Traffic and Safety:**

- Melvin spoke to Jean doing a great job and patrolling. A looting incident on Winding Wood was reported. Asking residents to stay vigilant.

**Resident Questions:**

- No residents were present.

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