

HOA Board Minutes: September 5th, 2024 – Montclair Board of Governors.

Location: Meeting was held on September 5th, 2024, at the Warren Road Community Center.

Called to Order: at 6:30pm. (David) 1st motion and (Wes's) 2nd motion

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

Previous Board Minutes: Reviewed 1st motion (Melvin La Pan) and 2nd motion (Drew Robinson) for approval of the minutes Approved by all present.

Financial and P&L: (Wes)

- Catherine went over income, assessments and discussed doing another bulk mailing for the outstanding HOA dues.
- Exceeded pool membership goal for 2024 and did great based on previous years.
- Augusta Christian rental fee of \$2,400 dollars for their swim team in the fall.
- Additional concessions money around \$600 was deposited which puts us around \$7,000 for concessions year to date. This is great and includes 4th of July revenue and swim meet revenue.
- Swim Team revenue exceeded its goal of \$3,500.00. Great job!
- Courts memberships are doing well and there will be renewals coming up in December 2024 as well.
- Expenses
 - Community projects category to be broken out into more line items in 2025 to show miscellaneous items (spraying for mosquitoes, welcome packets, etc.)
 - Pool expenses last round of pool wage pay checks are being issued but very small amounts with the end of the season.
 - Pool Maintenance category will also be broken out into several more line items to show more breakdown.
 - Power bills continue to rise every month with inflation. Budget is still on target for the year and will continue to be monitored.

Approved P&L report 1st motion (Drew) and 2nd motion (Wes), all members in favor.

Aging Report: (Bookkeeper)

- Aging Report –
 - Residents who owe \$250.00 or less will receive an invoice and a general letter from the treasurer about what they owe
 - Residents are paying their current dues but still owe for past years, they will receive a custom-made letter from the treasurer.
 - Residents who owe 2 years or beyond will receive a custom letter from the treasurer advising of potential legal involvement to recover dues. Demand letters will be sent and served to the residents if there is no response within several months.
- Bookkeeper asked if anyone knows a neighbor and would be interested in approaching them to let the board know.
- Brian Brown Property at 132 Gardner's Mill was bought by an investor and major improvements to the property are fully underway. Montclair had a full lien on the property and are awaiting a check to recover the full dues and attorney's fees owed.
- Joseph Nye property at 209 Gardner's Mill is also up for foreclosure and do have full lien on this property as well. This will hopefully lead to all outstanding dues and fees being paid.

- Danny Sykes' property is still pending and working with the attorneys to get payment on this property.

Approved Aging report 1st motion (Drew) and 2nd motion (Wes), all members in favor.

Legal: (Wes)

- Financial information from the CPA has been provided and the Bylaw index has been used to calculate the new 2025 HOA dues. Letter provided to the board for review and approval.
- CPI (Cost Price Index) showing the increase from 1965 to the present day, including all current core HOA expenses.
- HOA Dues would be \$268.24 –
 - The board voted to keep the dues flat and remove the .24 cents.
 - Board Approved \$268.00
- Several questions were asked, and we went over the CPA's explanation showing the increase and formula over the years. Good conversation back and forth.
- Letters were to be issued by the end of October 2024.
- Catherine went over how invoices and bulk mailing happens currently. Also, discussed payment plans and/or how payments made to the HOA are applied if a resident owes for past years. Wes advised if the current year is owed when they make the payment, that payment is only applied to the current year and any additional payments would then be applied to past due payments.
- HOA discount of \$10.00, if the HOA dues are paid in the month of January, is approved and would make the dues owed in January \$258.00. Dues owed past Jan 31st, 2024 will not receive the \$10.00 discount and after April 15th 2024, the \$30.00 late fee will be applied, making the dues \$298.00

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

Violation Letters: (Wes)

- The Meller family have responded to our legal attorneys and agreed to clean up the yard, remove the front yard gardens and return the easement to grass within 30 days. The deadline is October 1st.
- 120 Kings Chapel has been served with demand letters at the physical address and the owner's address. We are currently having difficulties serving the owners, but we are still working to have these issues addressed.
- 3218 Winding Wood was very receptive to her violation letter and already began to bring her property into compliance.
- Spoke about a property on Simmons Place that Mike Cave helped bring into compliance, the resident is older and does not speak English well.
- 213 Kings Chapel is an investment property, and we are currently in the process of pursuing this resident to bring the property into compliance, there is a lot of appliance debris and the yard is terrible.
- The Morrow family in Kings Chapel court were approached about their yard and they cut the yard and cleaned out the flower beds.
- 112 Kings Chapel Road was brought up due to all the yard vegetation and a letter was requested to be sent to them.
- 307 Indian Trail court has been requested to get a letter due to the overgrown yard and the house is in terrible shape.

Insurance:

- No updates

Communication/Welcoming:

- Kathy Kennedy has visited 3 additional homes. She now has 10 homes left to be visited. She has made several attempts for some of the homes, but the owners have not been home. She asked if there are any new homes purchased to let her know. Mason Zange did mention he has still not gotten his newsletter yet.

Website:

- All minutes and newsletters added to the site.

Newsletter:

- Drew did not have any major mentions to the newsletter.

Pool:

- Greg stated the swim at your own risk started August 31st.
- There is a need for volunteers for brushing and vacuuming, also blowing off the decks at the pool.
- Pool Officer requested the pool hours be reduced and close at 7pm. New hours will be Mon-Sat 7am-7pm and Sunday 1pm-7pm. LeaAnne offered more information to that. Email sent out to all pool members about the updated time.
- Motion from Greg and Wes to accept the updated pool hours. All in favor.
- David stated there will be a pool list of repairs and actions. (4) major things are the back deck, side deck and steps, lighting issues and repainting the bathrooms.
- David said there is a company that does concrete leveling, (BEE Level) and the thought would be good to help level the concrete around the baby pool.
- LeaAnne mentioned the top decking of the big pool should also be looked at as well. Cracks can be filled with concrete fillers and smoothed.

Courts:

- David stated the two installed bathrooms are working good and cleaning is scheduled
- Porta Potty can now be removed.
- Requested any questions about the courts being resurfaced be addressed to the board and not asked directly to the workers who are working on the courts.
- Entrance to the courts and water fountain steps are very nice.
- David was going to go down and look at the plastics slides and playground equipment at both parks.
- Greg mentioned the company Rainbow was approached years ago but it was very expensive. We will need to look for other vendors and quotes.

Traffic and Safety:

- Melvin said there has been nothing crazy with traffic and patrol. He believes having Jean patrol has been a great benefit, all agreed.

Old Business:

- No old business

New Business:

- David brought a motion to the board to request Kathy Kennedy as a board member.

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

Resident Questions:

- Resident who lives next to Joey Aranda is very concerned about all the trees that were cut down behind their property. She said she is not happy, scared and very concerned about the car dealership not being developed yet. She said she will have to put a privacy fence up if no one is going to do anything.
- Joey Aranda stated he is meeting with Richmond County Zoning at 10am on September 6th. Joey is going to provide feedback.
- Mrs. Deer was also present and stated she also tried to get information about the property and hates the way it looks right now. She is concerned about all the traffic coming through. She has been going to the City Planning and Zoning meetings to fight back regarding the Car Wash coming to Washington Rd.
- Mrs. Deer stated no one from the HOA board is represented at the city meetings. These are held on Tuesdays in the middle of the day. Many people are unable to attend these meetings.
- Asked if Mrs. Deer would be interested in starting a Montclair Committee for Planning and Zoning, this committee would report to the Montclair HOA and let us know what is going on. She was receptive to this idea.
- We spoke to the concerns about the Gardner Property. Advised that we have spoken to and are engaged with the new owner (Carl Nichols) and the old owners (Hunter family).

Motion to adjourn the meeting at 7:55pm all in favor.