

## **HOA Board Minutes: December 5th, 2024 – Montclair Board of Governors.**

**Location:** Meeting was held on December 5<sup>th</sup>, 2024, at the Warren Road Community Center.

**Call to Order:** at 6:30pm. 1<sup>st</sup> motion (Drew) and 2<sup>nd</sup> motion (Melvin)

**Members in attendance:** Wes Hopkins, Melvin La Pan, LeaAnne Jackson, Kathy Kennedy, Drew Robinson.

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

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

- Very few expenses in the month of November and no major notes. There has been no large repair work yet, other than the trees removed from the parks and pool.
- Light bill is being tackled by Wes for the credit from GA power. Looking for a future bill to receive the credit on.
- Received 5k in courts memberships for the month of November. We slightly exceeded our revenue expected for 2024, which is great.
- There was a credit mentioned on the bottom of all water bills for the HOA and residents. Nothing reflected credit wise yet, but it will.
- Agreed that if residents want a copy of the P&L this would be spoken to in the newsletter.
- Answered questions from a few residents and advised we have filed everything through insurance for repairs.

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

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

- Several residents paid their 2024 dues when they got the letter for the 2025 dues.
- Physical checks are still being processed and taken to the bank when bookkeeping is finished with them.
- Asked Kathy Kennedy if she would be interested in checking in with a few residents regarding HOA dues and status of the property with damage.

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

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

### **Insurance:**

- David was not able to be at the meeting due to a death in the family.
- Spoke to the Pavilion quote and Leanne requested we get as many quotes as possible that we can in by December 15<sup>th</sup>.
- Insurance coverage details provided in the minutes for November 2024.
- Back Deck is replacing the deck 14k, Baby Pool 22,5k fix the baby pool and fix the concrete around it.

### **Communication/Welcoming:**

- Bookkeeping spoke to the agenda item of allowing the P&L to be mailed out at the request of residents who refuse to come to the HOA meetings. The board reviewed this and posting financials out on social media is not a requirement in the bylaws, but they can come to the HOA meetings to

get that information. They must be resident, can announce it in the newsletter. Our bookkeeper can email them once that is confirmed.

- Board elections will be held in September of each calendar year, as stated per the bylaws. This deviated from many years prior.
- Kathy Kennedy spoke to having a brick expert that will be coming to the December 9<sup>th</sup> meeting and the January 9<sup>th</sup> meeting.
- Architectural requests are being submitted for modifications or significantly damaged. Making sure residents know these are still required in the Newsletter.

**Website: (Wes)**

- All HOA dues portals will be online by the end of December 2024 for due payments.
- All PCI compliance on the payment portals was fully completed for 2025, everything is secure.

**Newsletter: (Drew)**

- Newsletter will be combined for December and January, be drafted and approved by the end of December.

**Pool:**

- Morrison Electric is still working on the quote to repair and replace the right side of the pool lights.
- Pool gate repair was scheduled with Maner for December 10<sup>th</sup>. The magnetic lock and release button would not work.

**Courts:**

- The Holy Jolly event is scheduled to be down at the courts park.

**Parks:**

- The Christmas parade was cancelled for December 14<sup>th</sup>, 2024 due to the debris from Hurricane Helene.
- A craft fair was requested to be held at the pool parking lot. This was approved and Montclair residents can setup for free and Non-residents are paying to setup a tent.

**Traffic and Safety:**

- Wes submitted a lot of light requests and has been working with GA power to get everything fully restored before Christmas.
- Joey Aranda requested a light pole at the top Kings Chapel. This would require a build out from GA power due to the way the light grid runs and ends on Winding Wood currently.

**Old Business:**

- No old business

**New Business:**

- Catherine – We do not have a secretary; ballots will be counted next Monday at the meeting. She has requested a list of roles and responsibilities for the board officers. Who is over traffic and safety, who is on the pool board.
- Leanne will send the board of how other HOAs do rotating responsibilities.
- Leanne also requested a directory hardcopy. This will not be easily achieved. Wes would investigate doing this after 1<sup>st</sup> quarter (March) on the payment portals.

**Resident Questions:**

- Several residents were present.
- Resident asked about the Gardner Property and what would be installed there. Explained what the new owner presented to the board. We also advised the residents about the proposed 6ft berm and trees to be added back from natural privacy.
- Residents mentioned a homeless encampment behind Café Dulce a few houses down. We were advised the property has been abandoned due to the storm. There was a body found on Skinner Rd and a shooting over on Warren Rd.
- Resident mentioned a post on Facebook back in November and she felt a board member spoke rudely to a resident. The resident who posted against the board on Facebook is very divisive and causes issues on Facebook, but the resident felt the board should not respond, even to defend against false statements or accusations made. The residents would not address the board member in question directly or privately.
- Residents spoke directly to the board and said thank you for all the current board has done for the community. They really appreciated the coordination with Warren Baptist Church.

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