

HOA Board Meeting Minutes
February 6th, 2025 - Montclair Board of Governors

Location: The meeting was held on Thursday, February 6th, 2025, at Warren Road Community Center.

Call to Order: David called the meeting to order at 6:30 pm. David explained that beginning with this meeting we would accept the residents' questions as the first agenda item. No further questions would be accepted for the remainder of the meeting.

Members in attendance: David Zange, Wes Hopkins, Kathy Kennedy, Melvin La Pan, LeaAnne Jackson, Trey Keenan

Resident/Owner Questions:

- Plans for the pool about the current status of our pools and the necessary repairs after the hurricane. Prior actions approved by the board were reviewed.
- Privacy fence at the pool information will include the fences (will now be 8 ft) and the berm which will be paid for by the Nichols Group who owns the lot next to the pool.
- Inquiry on news on the Washington Rd property owned by Jim Hudson. No official news is available on what will happen with the property.

Guest Speaker:

- Our guest speaker was Payton Hargrove – General Shale Brick spoke. This make-up visit was scheduled due to family illness, addressed brick matching after hurricane damage and matching possibilities.
- The board thanked Payton for coming and gave him a small gift.
- Afterwards contact information for our two local brick matching showrooms in Augusta was presented including Cherokee Brick and General Shale.

Review Last Months Board Minutes: (David)

- Two corrections were made to the minutes; with those corrections, the minutes were approved 1st Motion (Trey) 2nd Motion (Melvin) Approved by all present.

Financial and P&L: (Wes)

- Wes went over the P&L for Catherine who was absent. We had greater income from the pools and the courts but the cost for the hurricane damage not covered by insurance will negate our positive revenue.
- Georgia Power agreed to refund the amount of regular charge for our lights not used during the power outage. \$5,000 will be credited to our regular streetlight electric bill. Our annual financial summary for 2024 was discussed and the projected financials for 2025. Three years of records were used to project the revenue and expenses for 2025. Approved 1st Motion (David) 2nd Motion (Melvin)

Legal: (David)

- The lawyer will be contacted by email to advise the board if it is necessary to provide our ageing report of unpaid dues to residents or to keep them private.

Insurance: (David)

- The pool insurance was paid after finding a new company due to the liability for the two diving boards. We have used this company successfully in the past. Going forward we will need to start a new policy primarily due to the diving boards at the main pool.
- Property Insurance needed to be changed due to the low amounts
- Liability insurance for the and the board members has been paid.

Communication/Welcoming: (Kathy)

- All of the aging welcome requests have been completed except one. Follow up on the one remaining "not at home house" will be done. The two "new owner" welcome requests have not had their closing; both closing dates are still pending.
- After discussion with the (Bookkeeper) all LLC purchases will now be listed as non-visits because all documents and information are given to the owner by the realtor involved in the rental property.

Website: (Wes)

- All document forms and payments have been updated to 2025. By the end of March all minutes of 2024 will be archived on the website.
- Payment portals are currently all active for 2025 payments on the website.

Newsletter: (Wes)

- Wes discussed the Montclarion newsletter in Drew's absence. The newsletter for the current month will now be reviewed to add or remove items for the next issue each month.
- Submissions for the newsletter to Drew must be submitted by the 15th of each month.
- LeaAnn Jackson suggested we include the brick matching contact information for the two brick building companies in our newsletter.
- Requested that the "Gardening in Montclair" or master gardener, be started again after several months of hiatus.
- Suggested an article monthly to cover a variety of positive articles about the board and the neighborhood monthly. After a suggestion that the name be reviewed, additional individuals were asked, and they preferred the name (Spotlight on Montclair) over others.

Pool:

- Pool memberships will remain the same as in 2024.
- Compensation park memberships will be given to the two individuals who clean our bathrooms and to the maintenance helper who assists at the pool park.
- Swim league has met for the new season. It is expected there will be two swim meets. The families of the swim team will help with the pool workday in April
- Ads for coaches and lifeguards will be set up to fill those jobs.
- The lights repair by Rowel Electric for \$2300.00 at the pool was chosen and has been approved; parts are being ordered.

Courts:

- Court memberships will increase \$15.00 annually for single and family non-resident memberships. Approved 1st Motion (Wes) 2nd Motion (LeaAnne).

Parks:

- The insurance company has approved payment of \$18,000.00 to rebuild the pavilion at Winding Wood Park. Pavillion drawings have been requested and should be available soon.
- Three acres behind the courts need to be removed. FEMA has a program that they may pay 80% of the cost and a drone video was done to submit the request made by the board. The pool acreage have trees downed or that need to be remove.
- Stumps need to be removed at the park and volunteers are called to help with stump grinding and removal. Quotes will be requested if we need to hire the work for removal.

- All payments for the parks are being made after compared to the ageing report before they are approved. The individuals affected are notified and explained they must pay their dues up to date to get their membership.

Traffic and Safety: (Melvin)

- Reported that the traffic and safety officer is continuing to complete his weekly visits to our neighborhood focusing on intersections where cars are not coming to a complete stop or traveling too fast.
- The digital speed control sign on Crane Ferry is to be fixed after damage from a recent storm.

Old Business:

- HOA dues violations letters will not be sent out for the foreseeable future.
- The Spring Yard Sale date was confirmed for April 26 and 27, 2025.
- The Pool work day was discussed for the week of Earth Day. No further details yet.

New Business:

- Coffee with a board member was suggested to allow residents to meet outside of the regular meeting at a local coffee shop. This was favorably accepted by the board.
- Nichols Group knows they are responsible for repairing the Montclair sign damaged with the Magnolia tree removal at the entrance of Kings Chapel. They have agreed to pay for the repairs. We have two quotes between \$9,000.00 and 10,000.00.
- A Montclair resident needs a tree removed affecting their property that is located on our property and this will be addressed.
- A homeowner outside of Montclair has a problem with drainage. The board will be contacting the county to help bring this to attention for a resolution.
- Another Warren Baptist clean up day will happen this coming Sunday afternoon. Volunteers are encouraged to join in with tools and help, Sunday Service.
- 4 new committees were proposed but tabled because 4 board members would be needed to lead them, and three board members were absent at this meeting.
- A recommendation not to rehire our current 2024 pool manager was made but this was tabled because we were missing three board members.

Motion was made to adjourn the meeting at 7:50 pm, all in favor.