

Montclair HOA Board Meeting Minutes

April 3, 2025

Location: Meeting was held on April 3rd, 2025, at Warren Road Community Center.

Call to Order: at 6:30 pm. First motion (Drew) and 2nd motion (Anne)

Members in attendance: David Zange, Kathy Kennedy, Melvin La Pan, Anne Rheins, Drew Robinson, Trey Keenan

Resident/Owner Questions:

- Appreciation expressed that the issue of the Montclarion was toward the beginning of April, 2025.
- Membership in West Augusta Association was suggested that our board become a member of this organization. It costs \$50 membership fee.
- Repair of the Kings Chapel sign damage update.
- Bridge repair at the Crane Ferry Park. Rotted boards have been replaced.
- A big white bag of sand on Pleasant Home near our entrance belongs to GA Power. A letter has been sent to them requesting removal from Pleasant Home Road.
- Airbnb in our neighborhood not much can be done about it. There may be changes in the law for Airbnb within Richmond County, GA.
- Questions about Nichols property discussed including the buffer between the property and Montclair.
- Follow up on requested correction of the January HOA minutes has it been done. Scanned copy of the corrected minutes Greg changed was scanned and sent to Wes.
- Light is needed in a very dark area in the neighborhood. Board members mentioned there are three GA Power light requests that are still pending.
- Follow up on requested audit of the financials of the Montclair HOA. We do have a CPA professional consultant managing our books but not sure if what he has done would be a forensic audit.

Review Last Months Board Minutes: March 6th, 2025 minutes were approved; First motion (Melvin) and 2nd motion (Drew)

Financial and P&L: (Bookkeeper)

Physical checks and online payments are being received from 2nd mailing for HOA unpaid dues. Hurricane Helene Recovery was added to the financial report as a separate category. Sunshades have been added to the pool having lost most of our shade. The baby pool has been completed. Our insurance will be paid monthly, which will give us a discount doing autopay. Approved the Financial report as given First motion (Drew) and 2nd motion (David).

Tutt house has been sold and we have the address of the new owner. HOA dues were not overdue. However, the property needs to be improved from overgrowth and letter will be sent. Motion to accept the P&L, 1st Motion (Drew), 2nd Motion (Kathy)

Insurance:

No checks yet from the insurance for the hurricane damage items.

Communication/Welcoming: (Kathy)

Welcoming visit completed for one new resident in Montclair and the first gift certificate for \$5 at Café Dolce was given, and the first completed visit of 2025. We will begin to print names and addresses of new owners in the Montclarion starting our next issue.

Newsletter: (Drew)

If we have content which will not fit on four pages we can add two more pages with a trifold. For a trifold \$660 or half more for a published and mailed Montclarion. Susan Thomas to be contacted regarding the Gardening in Montclair monthly article if she is interested.

Pool: (David)

The new build of Winding Wood Park pavilion is in process with the cement pad and build will start Masters Week. Same size and design, hipped roof and rafters with poles upgraded. Fabric for the 8 ft fence and volunteers will install. Right side of the pool lights have been completed. The pool has had the sand filters redone and has been filled. Email vote to pressure wash the bathrooms, repaints, concession stand door, curb paint by concession stand for \$1500 was approved. Nichols offered to replace the fence next to the pool but they are delaying performance. Playground equipment has been inspected and will be refurbished. The pool deck has been completed. Playground signs at the pool have been repainted by Wes. Others will be ordered. A few more trees will be removed at the pool and a tree leaning toward a resident's house will be removed. Pool opening date and

registration is available online and in person. New planters were purchased and filled with plants for the pool.

Courts: (Anne)

Not'lanta Augusta Open Championships will be May 1-4, 2025. They will receive a hat this year with a ticket for the event. Food trucks Friday night, Social on Saturday. Cleaning up all the signs, flowers being done and lights will be corrected after the fences are completed. There is a plan to buy new chairs. No one is allowed to bring their own chairs into the court area anymore because of potential damage. A persistently wet area needs some more gravel due to rain run off. Fencing at back stop was fixed.

Parks: (David)

Tree damage behind the courts includes 25 leaners and many downed trees. Estimates to clear this damage are between \$40-60,000. We are trying to see if the fire department would help us to help clear the land behind Crane Ferry Park. Access to get to the back 3 acres will involve a bridge with approval of the county to go over the creek for the heavy equipment.

Traffic and Safety: (Melvin)

Many more people are getting stopped because our new officer is an investigator and uses an unmarked police car.

The electronic speed sign the board purchased located on Crane Ferry Rd has not been repaired but will be sent under warranty to be fixed. The electronic sign owned by the county was removed without notice and it is hoped it will be returned to use on Kings Chapel Rd. Discussion about the benefits of these signs and the need to own both signs which are as effective as our police expenses for the safety of our neighborhood.

Old Business:

- Main entrance sign is not settled with Nichols property. If a second letter does not get results Montclair will go forward with the help of Richmond County which recognizes our ownership.
- Electronic online email voting with attached documentation to these minutes for approval for the project costs of 8 hurricane damage items. Online voting emails to be made available on our website and physically available to view if requested. A request was made to our HOA attorney for online email voting method and documentation opinion statement.

Motion to adjourn the meeting at 7:40 pm 1st motion (Drew), 2nd motion (Anne)