

## Montclair HOA Board Meeting Minutes

June 4, 2025-Montclair Board of Governors

**Location:** Meeting was held on 5<sup>th</sup> of June, 2025, at Warren Road Community Center.

**Call to Order:** at 6:43 pm. First motion (Wes) and Second motion (Melvin) Approved

**Members in attendance:** David Zange, Greg Lacock, Kathy Kennedy, Wes Hopkins, Melvin La Pan, Drew Robinson, Trey Keenan

**Review Last Two Months Board Minutes:** First motion (Wes) and Second motion (Trey) April and May minutes were approved.

**Resident/Owner Questions:** (Greg)

- Question and discussion on Parker's Kitchen gas station is hearsay and zoning wouldn't allow for a gas station due to zoning.
- Montclarion Newsletter date was reported as wrong on the Monthly Montclarion Newsletter for this meeting.
- West Augusta Association recent meeting was about the homeless in Augusta. We are to call the homeless task force through Sheriff's or Marshal's officer in order to get cards for free bus service to give to the homeless.
- County now uses *my311* which is an app to use to contact the county about concerns.
- Airbnb county rules for rentals reviewed; they are based upon Richmond County rules.
- A financial audit was requested between member changes in our HOA board. Board has their own professional CPA that reviews all our financial records and files our taxes. Property owner is requesting a formal audit. Quote for an audit on what it would cost was suggested.

**Financial and P&L:** (Bookkeeper-Absent) (Wes)

HOA dues are continuing to come to the board. Financials and P&L reviewed. We are on target for our financial goals. There was nothing remarkable this month.

First motion (Drew) and Second motion (Kathy) Approved

**Communications/Welcoming**

- Pickleball monthly numbers
- Dates to Remember requesting dates for July and August.
- Spotlight on Montclair will be about parent's decisions about school for their children.
- A corrected List of officer order was typed and submitted to David.

- Montclarion submissions timeline was presented to meet deadlines.
- New Homeowners Welcoming list of new property owners to be listed in the Montclarion and one new owner who received a gift card and the packet of our covenants, welcome letter and information about our two parks.

**Website:** (Wes)

A new app for Richmond County services *my311* will be added and available to view on our website.

**Newsletter:** (Drew)

An apology was extended to residents for listing the wrong date for this HOA meeting in the June Montclarion issue. Yard of the month will resume.

**Pool:** (Greg)

New pool manager has been doing a good job. Business banners have gone up. Signs for the pool are still in progress. Pool shades have been installed. Pavillion completed and lights and fans installed. Playground equipment in need of repair. Drive pump for pool replaced. Pool signs have been repainted. Swim team updates and insurance. Lacock's will be helping families with activities in preseason and ongoing. Ice maker has been fixed with a new water valve. New lights are installed at the pool on two sides. Main drain in the pool needs to be replaced. Swim meet food update for the swim team under the new pavillion. Resale of Chik-fil-A for a way to make some money for the cost of the food plus hot dogs and ice cream was well received.

**Courts:** (Anne)

There is a wet area near the flag that needs to be filled. The acreage behind the stream has received bids for cleaning it up but the decision is to wait and see.

**Parks:** (Greg)

In an attempt to get assistance for the acreage in Crane Ferry Park board officers met with Richmond County Fire Chief, our Commissioner and the Mayor of Augusta which did not result in offers of assistance with the acreage in Crane Ferry Park. We may need to leave the area while nature works to reclaim the fallen trees.

**Traffic and Safety:** (Melvin)

Nothing new to report. Everything is working smoothly for our traffic patrol. Our electronic speed signs were brought up. Concern was expressed about traffic safety on our roads with the loss of our Kings Chapel Rd, Richmond County electronic speed sign and the broken Crane Ferry speed sign. David said he would look at the Crane Ferry sign to see if he can fix it.

**Old Business:**

- The damaged the sign at Kings Chapel Rd to be completed this coming week of the Montclair sign at Kings Chapel Rd.
- No updates on insurance for damage.

**New Business:**

- Electronic voting was conducted by Greg to remove the stumps from the ornamental trees at Crane Ferry Park. Hard copies of emails and proposal with these monthly minutes as legal documents attached to be submitted by Greg. Approved.
- Electronic voting was conducted by Greg to increase insurance for the pool activities. Hard copies of the emails with these monthly minutes as legal documents attached to be submitted by Greg. Approved.
- Letter by the board will be sent to owners in Montclair that gives the neighborhood 90 days which can be used and presented to the county if no action has been taken within the 90 days.
- Warren Baptist Church is planning a block party in Montclair for back to school.
- Friday Food Truck is planned for the Winding Wood Park.

**Motion to adjourn the meeting** at 7:30 pm, First motion (Drew) and Second motion (David) Approved