

HOA Board Meeting Minutes

May 1, 2025-Montclair Board of Governors

Location: Meeting was held on May 1st, 2025, at Warren Road Community Center.

Call to Order: at 6:30 pm. First motion (Wes) and Second motion (Trey)

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

Resident/Owner Questions: (Greg)

- Information was requested about the insurance payouts for the hurricane repairs.
- Information was given to the board that Carol Delaney on planning and zoning for Richmond County will be leaving.

Financial and P&L: (Bookkeeper)

Assessments are coming in and those who have not paid their dues will not be able to get pool memberships. Late fees are now in effect. If anyone needs a special payment schedule, they should reach out to the board. Several items on the Aging Report were discussed seeking more information from board members. Funds given for the NotLanta Tournament. Cost of the pool projects for repairing the deck. Hurricane relief recovery a new item on the financial report; this item had several payouts this month. Report Approved, First motion (Melvin), Second motion (Trey)

Insurance: (Wes)

The pavilion is finished, and the cost has been submitted to our insurance company and they paid out the \$18,000. Once full repairs of the pool and baby pool are completed, we will submit them to the insurance company. Pump house is still being investigated. The cost of the cement for the pavilion was paid by the HOA. We are keeping all the receipts. Time limit to submit to the insurance company is 2 years.

Nichols Group is negotiating with placing a gas station on the property at Washington Rd and Kings Chapel, but DOT has placed restrictions on any more egress on Washington Rd. There is only one egress out to Washington Rd. on the Nichols property.

The company who damaged the Montclair neighborhood sign on that same corner has agreed to pay for the damage. The work has already started, and the company has paid half of the expense of the repair cost of \$9,000.

Communication/Welcoming: (Kathy)

Our neighborhood yard sale last month was used by residents and especially appreciated by families who were in the process of moving. Coffee with a Board Member was offered and the venue needed to be changed due to late opening of the coffee shop. This event will may be wither quarterly or biannually. A Spotlight on Montclair article will be published again in our monthly June issue. Dates to Remember will include coming months activities and events including the Montclair Fall yard sale. No Welcoming visits were completed due to hurricane storm damage still in process. Board officers' job description and duties which were submitted by Wes in an earlier board meeting was discussed. The original was part of a board meeting packet and a copy was made available to our board president: President, Vice President, Secretary and Treasurer (job descriptions).

Website: (Wes)

All board meeting records have been archived and are now current except the March HOA minutes. Contact was made with our IT service to update our backup to be sure we have enough storage room and bring it up to 2024 technology standards.

Pool: (David & Greg)

Poles for the sunshades are being installed at the pool. Signs are in the process of being replaced and banners have been installed. All trees and stumps were removed but some additional tree work is in process. All black fencing is nearly completed. The bathrooms are completed. The baby pool and retaining wall are completed. Playground equipment is in the process of being repaired. The electronic drive for the pool pump needs to be replaced. Pool decking is complete.

We have a new pool manager Sean Flatbush. Greg will be a meeting for training the manager and the lifeguards, also there are Jr Volunteer guards. We have hired the manager and two assistants. There are three coaches. Revenue from the swim team program will be about the same as last year.

Efforts have been made to raise additional financial support for the pool park with our local businesses. We received a \$1000 donation from one business and Café Dulce is offering

their ice cream truck and Chik fil A sandwiches to raise money by allowing us to charge full price to raise money for the pool park.

Discussion of activities at the pool park included a suggestion of resuming movies at the pool park green space for families in the Spring and Fall when the weather is not as warm in the evening; also, at the end of the season resuming the Dog Swim for dog owners to use before the annual cleaning.

Courts: (David)

The front area by the courts needs some crush and run where water has collected in a low area. The board agreed to do this work. New estimate for cleaning the 3 acre of woods of fallen and leaning trees of \$28,000 but will need to burn in place. Other alternatives were discussed to get help from the county. Suggested, the county will clean up the waterways at the Crane Ferry Park, which is maintained and owned by the county. State funding was pursued but the size of the wooded area did not qualify. Sawmills were discussed but once the tree is down it is no longer desirable for wood. Suggested, some will bring a portable mill as private individuals. Names requested to follow up on these suggestions with contact information will be provided from a resident.

Parks: (David)

Discussion of the removal of the pines damaged in the 3 acres at Crane Ferry Park by exploring ways to reduce the cost to Montclair. A recommendation was made to replace the loblolly pines lost at both parks this year in the Winter (November through January) using small seedlings.

Traffic and Safety: (Melvin)

Our officer is stopping people that are blatantly ignoring stop signs and speed limits. He went to the pool to meet the pool manager and review the area at the pool. He will be checking the pool area regularly. It was discussed that our electronic speed sign on Crane Ferry Rd be repaired to improve the safety concern of our residents. A second sign for Kings Chapel was also suggested under board ownership.

Old Business

- Membership to the West Augusta Alliance was Approved for \$50.00. First motion (Kathy), Second motion (Trey)
- H&H Electric estimate to replace or repair all the lights and and the new pavilion. Motion to approve \$2200. First motion (Greg), Second motion (Kathy), Approved

- Our HOA lawyer provided an opinion letter, and back up documents, to our board on voting electronically; about whether the board had the authority to do so and the process involved.

New Business:

- Some residents have been calling David to complain to him about neighbors who are not cleaning up their yards. A letter will be sent by the board to all residents to address this issue. The letter says they have 90 days to comply with the letter. If residents reach out to the board with extenuating circumstances, there may be a way to help them.

Motion to adjourn the meeting at 7:40pm First Motion (Wes), Second Motion (Trey)