

HOA Board Minutes: August 7th, 2025 –

Montclair Board of Governors.

Location: Meeting was held on August 7th, 2025 at the Warren Road Community Center.

Called to Order: at 6:30pm Wes 1st motion and Trey 2nd motion

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

Previous Board Minutes: Reviewed 1st motion (Melvin) and 2nd motion (Joey) for approval of the minutes Approved by all present.

Resident Questions: Greg opened the meeting and asked for all resident questions to be asked upfront now or speak to the property adjacent to the Good News Church property homes proposed to be built next to the church on Warren Road.

Planning and Zoning Updates: Trent Mercer leads the Montclair Planning and Zoning Committee.

Item#1: The Good News Church (on Warren Road) property passed zoning (R1E) with conditions of only (30) single family detached dwellings, two-story, 800-900 square feet. **(Looking at 1 year before building could start and the church parking lot will be relocated to the other side of the church).**

- The church is not going anywhere and will maintain ownership; it will have an HOA that is going to be a requirement of that small community.
- Green space and dog park are requirements, well maintained.
- The developer is pushing very ambitious plans for these lots.
- Initial pricing submitted to the city is \$250,000 per home.
- Individual deeded lots, 30 foot wide by 66 feet deep, height 2 ½ stories, 5-foot property line setback.
- Siding for these small homes will be hardy board, high-end counter tops, etc. \$277 dollars a square foot if it does go through approvals.
- No one can come in and build apartments, condominiums or townhouses.

Resident Questions: There were concerns and complaints of the modern design presented, which is not liked. The drawings or examples are online.

Item#2: The Parkers Kitchen update. The Washington road property and agreement with Parkers Kitchen is under contract but they are approaching the end of their due diligence phase (Parkers does not own the property yet). During the due diligence phase, they submitted a conceptual plan to the city/county to see what they would have to do and get stipulations. The city sent Parkers back their report from Parkers conceptual plan, the requirements, etc. Report was sent at the end of June and there has not been any further movement and Parkers had gone silent. Trent believes there has been enough negative public engagement and complaints to the media, that Parkers is not going to continue at that location.

- **Property Conditions:**
 - 50 foot well planted/landscaped buffer on the south end of the property, up against the three resident homes on winding wood.
 - There is a 30-foot well planted/landscaped buffer on the west side of the property (Pool Side).
 - They would have to have sidewalks outside as well.

- There is also a stipulation regarding access directly across the street from residential driveways. There appears to be one driveway it would be in front of on Kings Chapel.

Resident Questions: More questions about the previous meeting and how the new owner Carl Nichols was able to lie and get it rezoned to B2. The board was very diligent in contacting Carl Nichols and getting him in front of the community. He made many promises for a two-story medical office building but that is now not the case. He did not keep his promises, possibly due to illness and hurricane Helene.

Trent Mercer's Recommendation: Instead of a lawsuit, residents have been encouraged to contact and write letters to Nichols Land Management in Athens, GA for (Carl Nichols) expressing your disappointment, disapproval and feelings regarding the current zoning of the Gardner Property on Washington Road.

Warren Baptist Update: Wes met with the leadership of Warren Baptist Church in June 2025, the churches board of trustees responded and gave their approval in late August 2025 for the church to assist in resisting the Parker Gas Station zoning and building there. The letter was sent to city leaders protesting all zoning and any liquor license issued that close to the church and youth activities.

Item#3: Jim Hudson property is not currently in development. There are issues currently with the 25-foot buffer and the privacy fence that is still not currently in place. This information was provided by Joey Aranda and Planning/Zoning. It is conditional and can only be a car dealership, not a used car lot or anything low-end. Trent Mercer was a big resource in this.

Financial and P&L: Reviewed 1st motion (Wes) and 2nd motion (Kathy) for approval of the minutes Approved by all present.

- Pool Memberships were discussed along with concession earnings vs expenses. We are looking very good.
- Swim Team did great this year as well and swim team made a slight surplus as well
- Chemical Expenses are on track for budget this year. The new glass sand filters have been great, big thank you to Tommy Jackson. This has helped with the amount of chemicals needed.
- We have not heard from Augusta Christian on using the pool this year
- Guest fees are again way up from previous years.
- GA Power bill, continuing to see increases here but that was budgeted. The \$6,000 credit obtained by Wes from GA Power after February 2025 was a huge help, this was from Hurricane Helene and no lights.
- Pool maintenance is above budget, but this is due to come expenses going there that were not expected. We will look into that more.

Aging Report: (Bookkeeper)

- We will need to send out another round of invoices around the end of August for HOA dues owed before the end of the year.

Legal: (Wes)

- Montclair Property letter is approaching the due date at the end of September 2025. For any homes that have not explained to the HOA as to why their property has not been addressed, we will begin the steps to legally address the issues if further information is provided by the homeowner.

- The City of Augusta has also released mandatory letters across Richmond County to enforce properties in bad shape or disrepair. Code enforcement will be issuing fines starting in October 2025.
- HOA Ballot structure was updated in 2025 by our legal attorney to insure we are in line with the Bylaws as much as possible. All nominations must be submitted to the board of governors 45 days prior to the election in order for all ballots to be received by the homeowners.

Insurance:

- We are still in the process of submitting insurance reimbursements for repairs made.

Communication/Welcoming:

- Ballots for the 2026 Board of Governors Election on September 4th have been mailed.
- Several residents have submitted themselves for nominations to the board for 2026.
- All information has been placed in the Montclarion Newsletter, and ballot instructions are provided on the ballot.

Website:

- All meeting minutes and newsletters have been updated to the website.

Newsletter:

- Drew was not present due to illness, no major update.

Pool:

- Per David, all repairs outside of the playground and pump house have been completed. We do however need to place another pump drive in the pump room that will be submitted through insurance.
- Greg purchased some stainless-steel ties for the pool privacy shade. Greg will help coordinate that.

Courts:

- Anne is out of town, no courts update.
- Pickleball/Courts Manager position to be created. This would be \$1,000 a month and administrative functions around all registrations \$150.00 per month.
 - 1st part regarding the Manager position and Salary is Approved by the board.
 - 2nd Approval will be required for where the funds will come from to support the Courts Manager Salary.

Parks:

- Both park equipment repairs will have to be handled in increments. D&L can assist with some of the repairs and others will need to be contracted. The old antique swing at Winding Wood will be repaired and not replaced.

New Business:

- Speed sign requests to have the Crane Ferry sign sent off for repairs. Wes to get details on pricing but the board did approve of having the radar sign sent off, repaired and given back.
- The board is also interested in making our Crane Ferry Sign solar vs solely battery.
- Kathy requested we get a purchased speed sign for Kings Chapel, so we can have our own and not owned by the county.
- Have gravel priced for both parks, driveway and parking.

Traffic and Safety:

- Daniel is doing a good job working specials in Montclair.
- Melvin is going to reach out to Daniel to make sure we are getting his traffic reports when he works.

Resident Questions:

- Concerns made to the HOA board president regarding a very large garage built on Bluff Court.
Requested all board members go by and see this garage.
 - We would require a letter if deemed not in compliance. This was approved for the letter to go to the resident. 1st Motion to approve (Kathy) 2nd Motion to approve (Wes)
- Joey Aranda asked when the creek bridge boards will be repaired again. Greg is planning to replace them this fall and will make sure that it is done.
- Joey also asked about an audit to be done. We are currently reviewed each year and all tax/bank information is submitted to our CPA and done correctly. The cost for an audit is around 3,000 to 5,000 dollars additionally and not required since we are under a CPA Company.
- Requested an update on final damages that were sent off to damages, 90k thousand dollars is the amount today but there is still further damage with electrical and other smaller one-off areas that will also be submitted. We have received around 18k thousand dollars back from the pavilion and submitting the repairs for the baby pool next. There is a 2-year window to get insurance reimbursements.

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