

## Montclair HOA Board Minutes:

### February 5<sup>th</sup>, 2026 – Monthly Board Meeting

**Location:** Meeting was held on February 5<sup>th</sup>, 2026, at the Warren Road Community Center.

**Call to Order:** at 6:30pm (Greg) 1<sup>st</sup> motion and (Wes) 2<sup>nd</sup> motion

**Members in attendance:** David Zange, Greg Lacock, Wes Hopkins, Drew Robinson, Trey Keenan, Melvin La Pan, Ron Harden.

**Previous Board Meeting Minutes Review:** (Drew) 1<sup>st</sup> motion and (Ron) 2<sup>nd</sup> motion

**Financial and P&L:** Reviewed 1<sup>st</sup> motion (Greg) and 2<sup>nd</sup> motion (Drew) for approval of P&L. Approved by all present.

- Presently we have received \$49,000 of HOA dues, more than last year at this time.
- Still working on 2026 budget to be presented at the next planning meeting.

**Aging Report:** (Bookkeeper): Reviewed 1<sup>st</sup> motion (Greg) and 2<sup>nd</sup> motion (David) for approval of aging report. Approved by all present.

- Aging report only shows those houses that owe three years or higher.

#### **Insurance:**

- At present, all insurance reimbursements expected and fought for have been issued and received. We have now, been able to get back just over \$60,000.00 of our total costs of \$99,000.00 from Hurricane Helene. This is outstanding based on the amount of damage and repairs that were needed to get Montclair back on its feet.

#### **Website:**

- Archiving of HOA Minutes and Newsletters for 2025 will begin in Jan/Feb.

#### **Communication/Welcoming:**

- Need a new welcoming committee, issuing in next newsletter.
- Request for Rick Taylor to be invited to the meeting to talk about the future of the Gardner Property.

#### **Newsletter:**

- Newsletter has been issued, Drew looking into Bedford Sponsorship

#### **Pool:**

- Greg working on finding pool manager and lifeguards, also working on the pool clean up date.
- Going to confirm the date the pool opens. Wes requested April 27<sup>th</sup> (TBD)
- Pool showers were repaired due to freezing temperatures, even with prevention.
- Ready to install the new pool drive for the pump before the pool opens.

#### **Courts:** (Court Manager – Anne Rheins)

- 4 evenings a week are overseen by volunteers. Toilet and Water Fountain took freezing damage but repaired
- Not' Lanta scheduled for May 14<sup>th</sup> & 17<sup>th</sup>.

#### **Parks:**

- Augusta Machine and Welding has been asked to quote repairs for the park equipment and benches. The spring ducks are badly damaged to be removed.
- Time for more mulch to be put in the playground areas.

#### **Traffic and Safety:**

- New Deputy – Calvin Swan came to the HOA meeting to meet the board and residents.

- Spoke to those present and asked to please make sure to lock your doors and always secure vehicles to deter petty theft.
- Deputy stated if residents wanted the deputy to keep an eye on, to please reach out to the HOA and President to get that on his route.

**Resident Questions:**

- Kathy Kennedy requested information if letters regarding yards with debris being sent out. Due to illness from Wes on the board, letters have not been sent out yet to properties that need to be cleaned up still.
  - Requested to know if the residents have responded by the required time. Advised if we do not hear back from the homeowners, we then move forward for our legal team to then engage with the resident.
- Joey Aranda requested answers to his list of questions from the last meeting. David Zange and the board answered each question as provided and documented in the previous month's minutes.
- Joey Aranda requested an update on the light charge on the tax bill by the city. We advised residents a letter was sent out to all homeowners and requested resident involvement to help petition the city and commissioners to either change the new ordinance, allowing exemptions back or reducing our charge of \$45.00 based on the present power bill charge we still **must pay for** and the additional tax fee.
- Sue Seklecki spoke regarding the traffic concerns; new sidewalks are nice and thanked the board for their involvement.
- Mary Gill asked what is being done about those residents who are not paying their HOA dues. Board provided feedback and liens are being issued or already on the properties.

Wes's Update: **Hurricane Helene – Insurance Reimbursements as of February 28<sup>th</sup>, 2026**

- **11/01/2024 – 1<sup>st</sup> Check – \$6,689.12**
  - General percentage for start of repairs
- **12/19/2024 – 2<sup>nd</sup> Check - \$15,590.83**
  - General percentage for start of repairs
  - Pavilion roof repair % \$11,661.26
  - Additional elevation repair % \$1,000.00
- **12/10/2025 – 3<sup>rd</sup> Check - \$14,078.86**
  - Baby pool repairs
- **01/28/2026 – 4<sup>th</sup> Check - \$5,737.08**
  - Pavilion Repair difference based on final invoice % \$3,512.08
  - Howell electric repairs % \$2,225.00
- **02/28/2026: 5<sup>th</sup> Check \$18,206.23**
  - Court Fencing Repair - \$13,800.00
  - Pump Drive Replacement - \$4,406.23

**Final Reimbursement Expected: \$60,302.12**

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**Total Hurricane Costs: \$99,344.22**

**Final Out-of-Pocket Expenses (non-refundable): \$39,042.10**

- **Tree Removal from Parks, Pool and Courts: \$25,000.00**
- **Out-of-Pocket repairs outside of Insurance: \$14,042.10**
- **Debris Cleanup, 6ft Pool Fencing, Rebuilt Decking, offhanded costs, etc.**

Motion to adjourn the meeting at 7:55pm