

Montclair HOA Board Minutes:

January 8th, 2026 – Monthly Board Meeting

Location: Meeting was held on January 8th, 2026, at the Warren Road Community Center.

Call to Order: at 6:30pm (Trey) 1st motion and (Drew) 2nd motion

Members in attendance: Greg Lacock, Wes Hopkins, Connor Hearon, Drew Robinson, Trey Keenan, Melvin La Pan, Ron Harden.

President Update:

- David is out sick, Greg leading the meeting.

Previous Board Meeting Minutes Review: (Melvin) 1st motion and (Ron) 2nd motion

Financial and P&L: Reviewed 1st motion (Drew) and 2nd motion (Ron) for approval of P&L. Approved by all present.

- Not much to go over for December 2025, we did go over the income categories and have exceeded our budgeted goals for 2025, in many areas. Good for Montclair.
- We received another insurance check for \$14,078.86
- Courts memberships have fluctuated but remained steady. Less instructor hours, Anne is now court manager working on that.
- We did not have as many court's donations and activities this past year, prior to Anne transitioning to the manager position.
- We have had several repairs to the court's bathrooms and water fountain.
- Hurricane Helene damage amounts paid are in their own column.
- Calvin Swan our new deputy just picked up his first check.
- HOA Dues invoices were sent in December and are out in the mail for all residents.

Aging Report: (Bookkeeper): Reviewed 1st motion () and 2nd motion () for approval of aging report. Approved by all present.

- No aging report for this meeting.

Legal: (Wes)

- Late fees who have not paid their HOA dues, could we increase those dues?
- Still waiting for feedback from the attorney.

Insurance:

- Working with our insurance company on additional invoices, we are moving onto fencing reimbursement for the courts.

Communication/Welcoming:

- Request for follow up letters to be sent to residents about properties still out of compliance due to debris, dead trees, damage, etc.

Website:

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

Newsletter:

- Newsletter submitted and has been issued out.
- Board request for (50/50) paid winners of Yard of the Month getting a Sponsor to pay half and HOA other half?

Pool:

- Gravel was put down on the pool park driveway
- New water drainpipe added under the road to address runoff of the parking lot, which deteriorates the gravel road during the season.
- Meghan Lacock sent a good deal of Swim Team information for 2026, she has indicated the end of 2027 will be her last Swim Team season. She is working to find a successor before then.

Courts: (Court Manager – Anne Rheins)

- Gravel was put down at the courts park and had some successful Christmas events.

Parks:

- Anne has a quote to repair the water fountain – quote for \$1,200 – going to check with David and vote via email.

Traffic and Safety:

- New Deputy – Calvin Swan patrolling with lights on and working to get the marked car back.
- He patrols twice a week for 3 hours, different days and different hours to keep it random throughout the neighborhood.

Resident Questions:

- Requested more copies of the previous meeting minutes are handed out and more at the meetings, sometimes we do not have enough copies. (Will be listed – Unapproved Minutes before passed out).
- Joey Aranda requested updates via typed questions received
 - What properties of Montclair other than personal properties were damaged from Hurricane Helene?
 - Did our insurance pay for all the repairs of the Montclair Properties?
 - What repairs are still pending?
 - What Montclair Properties were covered and was not covered by Insurance?
 - How are we moving forward to cover the damage that needs to be repaired?
 - Regarding the speed limit sign repair on Crane Ferry, which the board approved, are we getting three bids? Joey has requested one from the county for free.
 - What members are on the architectural committee?
- Question regarding the old Gardner Property and who purchased it?
 - We did hear it was Rick Taylor and we have not heard anything from him and he has not submitted anything to the city.
- Question about how much money is in our accounts, this is located on the P&L but provided amounts: We also addressed the current interest rate for these accounts, they are very competitive.
 - General Account - \$29,734.65
 - Pool - \$15,784.75 - Pickleball - \$22,521.80 - Savings – 60,269.92

Motion to adjourn the meeting at 7:55pm, 1st Motion (Wes) and 2nd Motion (Melvin) all in favor.