

## **Montclair HOA Board Minutes:**

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

**Location:** Meeting was held on March 5<sup>th</sup>, 2026, at the Warren Baptist.

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

**Members in attendance:** Wes Hopkins, Connor Hearon, Drew Robinson, Melvin La Pan, Trey Keenan - Remote.

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

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

- HOA Dues are still coming in on the payment portal.
- Bathroom expenses went up slightly due to the need for a portlet until the bathrooms were fixed, they are now fixed.
- 2026 Budget presented to those present and reviewed by the board present.
  - Saw increase in pool chemical and maintenance cost, a lot of this was from the end of 2024 and start of 2025 to get the pool back up and running after Hurricane Helene.
  - All board members voted in favor of this increase, increasing the deputies hourly wage per city special guidelines, \$40/hr. to \$50/hr.

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

- No aging report for this meeting.

**Legal:** (David/Connor)

- Getting list of all residents who owe more than two years over to the attorney, calculate all fees and have them served and liens put on the properties that are delinquent.

**Insurance:** (Connor/David)

- Meghan Lacock requested updated certificate on the swim team offsite insurance coverage, sent to her.
- We received some information from the liability insurance, but this was a false alarm. We are insured.

**Communication/Welcoming:**

- No new information

**Website:** (Wes)

- Minutes and Newsletters updated to the website. Working on updating the pool portals and payments.

**Newsletter:**

- Newsletter submitted for March but there was a delay, looking to be towards the 3<sup>rd</sup> week of March for being in the mailboxes.

**Pool:**

- Pool opening May 1<sup>st</sup>, 2026
- Wes to help with Registration days again leading up to the pool opening and showing the new treasurer the process.
- The Lacock's are interviewing lifeguards and looking for pool managers.
- Looking into pool management software apps and what other pools use.
- Swim Team Home Meets are scheduled for May 26<sup>th</sup>, June 9<sup>th</sup> and June 23<sup>rd</sup>.
- Pool membership rates have been increased slightly – (Residents Rate: \$275.00 and Non-Resident: \$550.00 per season)
  - All board members voted in favor of this increase.

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

- Courts are picking up thanks to the great weather.
- Water Fountain and Bathrooms are both fixed. Portlet getting picked up the 10<sup>th</sup>.
- Christmas events are planned and started with new hosts that started this February.
- We have several new sponsors for the courts.

**Parks:**

- Mulch approved for both parks and the invoice from Georgia Grounds, voted yes, via email.
- Fireworks to be done on July 4<sup>th</sup> by Larry, who did the show last year at the other park. This would be done at Winding Wood Park on 4<sup>th</sup> of July in the evening.
  - All board members voted in favor of this up to \$3,000 dollars.

**Traffic and Safety:** (Melvin)

- Went over the new deputy salary and hourly increase per city of 15,600 per year. That is \$40 dollars an hour to \$50 an hour.
- There were some concerns about the deputy not reporting correctly to Melvin. Melvin is going to reach out to the supervisor about this and going forward he is to collect his paycheck from Melvin, not Catherine.
- If the deputy does not agree to be in a marked car and adhere to reporting in, we will terminate him and move onto a different deputy.

**Resident Questions:**

- Only follow-up question was to contact Rick Taylor – Wes is going to do that
- Addressed email made to the board regarding cats on Threadneedle, advised them to call animal control
- Addressed email from a resident regarding a dog off-leash encounter at the Crane Ferry Park.
  - Went over the email complaint from March 2<sup>nd</sup>. Our parks private property and we need to put up signs at both parks that dogs need to be on leashes, just to push that we are not liable.

**Motion to adjourn the meeting at 7:55pm, 1<sup>st</sup> Motion () and 2<sup>nd</sup> Motion () all in favor.**