

Montclair HOA Board Minutes

July 16, 2026 – Monthly Board Meeting

Location: Warren Baptist Church

Call to Order: 6:30 p.m. – Motion by Drew Robinson, Second by Ron Hardin

Members Present

Greg Lacock, Ron Hardin, Trey Keenan, Drew Robinson, Melvin La Pan
Connor Hearon absent.

Approval of Previous Minutes

June Board Meeting Minutes

The Board approved the June meeting minutes with the following corrections:

- Correct June food truck name to **Fuse Mobile**.
- Correct July Food Truck Friday date to **July 17**.

Motion approved unanimously.

Quarterly Meeting Minutes

The Board approved the quarterly meeting minutes following a correction to properly label as quarterly.

Motion approved unanimously. (Trey made motion, Ron second)

Financial Review

The Board reviewed the June financial statements.

- Membership revenue exceeded projections by approximately **\$2,000**.
- Swim team revenue remains ahead of budget.
- HOA assessment collections continue with additional collections expected before year-end.
- A future assessment mailing will be coordinated with election mailings.
- Guest fee revenue continues to perform well.
- Pool expenses remain within expectations.
- New pool chairs were purchased prior to the Fourth of July.
- Additional swim team payroll expenses will appear in July's financials.

- Quarterly legal expenses were paid.
- Fourth of July food expenses were categorized under Pool Concessions.

Rachel was commended for her management of pool operations and concessions.

Motion made by Drew to approve the financial report, seconded by Ron, passed unanimously.

Aging Report / Delinquent Accounts

The Board reviewed outstanding HOA assessments.

- One homeowner has entered a monthly payment arrangement.
 - Additional assessment reminder mailings may be sent later this year.
-

Community Relations

Welcome Committee

- Beth and Mike Cave remain willing to assist with neighborhood welcome efforts.
- Existing welcome packet materials will be updated before distribution resumes.

Newsletter

Items approved for the August newsletter include:

- Annual election information
 - Reminder regarding proper use of the pool dumpster
 - Reminder encouraging residents to edge sidewalks and curbs
-

Annual Meeting & Elections

Due to Labor Day scheduling conflicts, the Board approved moving the Quarterly Meeting from **September 7** to **September 14**.

Election information will include:

- Ballots mailed in August.

- Ballots must be **postmarked by September 4** or delivered in person at the September 14 meeting.
- Candidate biographies will accompany ballots.

Motion approved unanimously. (Drew made the motion, Ron second)

Yard of the Month

The Board selected the **Whittaker residence** as July Yard of the Month.

Pool Operations

Pool Updates

- Keypad continues to experience intermittent weather-related issues.
- Water fountain drainage has been repaired.
- Bench and wall hook installation remains pending.
- Diving block replacement was discussed for future budgeting and fundraising.

Pool Committee

Following a recommendation from the Pool Committee, the Board declined Joey's request to join the committee.

Fourth of July Review

The Board reviewed this year's celebration.

Successes included:

- Strong participation
- Successful barbecue sales
- Well-organized children's activities
- Improved pool operations

Areas for improvement:

- Better volunteer coordination for setup and ticket collection.
 - Encourage residents to bring side dishes rather than desserts.
 - Better define Fourth of July staffing expectations during lifeguard hiring.
-

Courts

Anne provided a courts update.

- Food Truck Friday scheduled for July 17 featuring **Da Lobster Joint** and Alsies ice cream truck.
 - Sailing excursion raffle fundraiser underway.
 - Outdoor movie night featuring *The Dink* planned.
 - Planning has begun for the pickleball program's 10-year anniversary celebration.
 - Bench replacement and bulletin board improvements continue.
-

Electrical Improvements

The Board reviewed an electrician's recommendation to replace the existing electrical panel serving the courts.

The replacement will correct incompatible breakers, improve system reliability, and provide capacity for future expansion.

Estimated costs include approximately \$2,500 in materials and \$460 in labor.

Motion approved unanimously. (Greg made motion, Ron second)

Pavilion Planning

Discussion continued regarding a future pickleball pavilion.

Topics included:

- Construction estimates
- Sponsorship opportunities
- Fundraising
- Including picnic tables in the overall project

No formal action taken.

Landscaping

The Board approved amending the landscaping contract renewal date from September to December to improve contractor transition timing.

No pricing changes were made.

Motion approved unanimously. (Drew made motion, Ron seconded.)

Bridge Repair

The Board reviewed a bridge repair proposal.

Approved:

- Materials not to exceed **\$2,000**
- Labor **\$1,500**

Motion approved unanimously. (Ron made motion, Trey seconded)

Parks

Discussion included:

- Replacement of aging picnic tables.
- Repair status of damaged playground equipment.
- Removal of remaining tree debris.
- Future playground replacement opportunities.

No formal action taken.

Traffic & Safety

- Deputy patrols continue.
 - The Board discussed resident questions regarding Airbnb properties.
 - Current HOA covenants do not prohibit short-term rentals.
 - Any future restrictions would require covenant amendments approved by the membership.
-

Board Elections

Potential candidates discussed included:

- Beverly Hite
- Ryan Hite
- Wes Crook

Interested candidates will be asked to submit written nominations and short biographies.

Future Membership Promotion

The Board discussed the possibility of a late-season pool membership promotion for future years.

Rather than implementing a discount this season, the Board agreed to revisit the concept during planning for the 2027 pool season.

Covenant Enforcement

The Board reviewed several neglected properties.

Actions discussed:

- Photographing identified properties.
 - Reviewing prior violation letter templates.
 - Sending courtesy letters before pursuing county code enforcement when appropriate.
-

Adjournment

Motion to adjourn was made by Drew, seconded by Ron, and approved unanimously.
