

Montclair HOA Board Minutes

June 4, 2026 – Monthly Board Meeting

Location: Warren Baptist

Call to Order: 6:30 p.m.

Members Present

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

Officer Appointments

The Board addressed officer vacancies and approved the following appointments:

- Greg Lacock – President
- Trey Keenan – Vice President
- Drew Robinson – Secretary

All motions were approved unanimously.

Financial Review

The Board reviewed the P&L and current financial status.

- HOA assessments continue to be collected.
- Pool memberships are progressing but may not reach budget projections.
- Concessions and court-related revenue remain strong.
- Swim team budget figures required correction due to a reporting error.
- Insurance reimbursements and any remaining outstanding claims will be reviewed.
- Pool-related stucco repairs totaled approximately \$4,200.
- Lifeguard payroll has begun.
- Water expenses have decreased from prior concerns.

Dumpster Usage

The Board discussed overage charges related to the pool dumpster.

- Pool staff will be reminded to break down boxes before disposal.
- A newsletter reminder regarding proper dumpster use will be included.

Aging Report / Delinquent Accounts

The Board reviewed delinquent accounts and collection efforts.

- Some homeowners remain delinquent despite paying current-year dues.
- Connor continues follow-up efforts.
- Properties more than three years delinquent will be subject to lien proceedings.
- Residents will be given notice and an opportunity to establish payment plans before liens are filed.

Legal and Insurance

- Connor will serve as the Board's legal contact.
- Connor will coordinate with previous board members regarding any outstanding insurance claims.
- The Board discussed improving record retention through a centralized digital storage system.

Community Relations

Welcome Committee

The Board discussed restarting neighborhood welcoming efforts.

- Beth and Mike Cave will be approached regarding leading the effort.
- Existing welcome packet materials will be reviewed and updated if available.

Website & Newsletter

- The current HOA website remains functional and will continue to be maintained.
- July's newsletter will include board nomination information for upcoming elections.
- A recognition of David's years of service may be included.

Pool Operations

Pool Committee

The Board approved creation of a Pool Committee consisting of:

- Greg Lacock
- Catherine Przybysz
- Connor Hearon
- Megan Lacock

Pool Updates

- Pool mechanical systems and key transfers from prior leadership were discussed.
- Gate and keypad issues are being addressed.
- A new water fountain will be installed.
- Drainage issues were reviewed, including a possible future rerouting project to reduce maintenance concerns.

Facility Improvements

The Board approved:

- Installation of benches and wall hooks in the girls' bathroom (estimated cost under \$200).

Additional discussion included:

- Landscaping improvements around the baby pool area.
- Replacement options for the broken hot dog machine.

Fourth of July Celebration

Planning is underway for the annual community event.

- Meal pricing is expected to remain at \$8 per person with a \$60 family maximum.
- Residents will be encouraged to bring a covered dish or dessert.
- Sky High Inflatables will provide entertainment, including inflatables, games, and a popcorn machine.
- Additional food and volunteer coordination is ongoing.

Courts

Anne provided a court operations update.

- Recent tournament activities generated approximately \$12,297 in profit.
- New sponsorships were secured and several existing sponsors renewed.
- A pavilion project at Crane Ferry Park was discussed and will be revisited after summer financials are reviewed.
- Additional picnic tables for the court area are being explored.
- Planning has begun for a potential 10-year pickleball anniversary celebration this fall.

Food Truck Fridays

Upcoming events include:

- June 19 – Ron’s Caribbean
- July 16 – Lobster Food Truck

Maintenance

- Lawn maintenance continues on a weekly schedule.
- Greg will serve as the primary maintenance contact.
- Mosquito treatment and pest control services at the pool were reviewed.

Traffic & Safety

- Deputy patrols continue twice weekly.
- A recent Airbnb-related disturbance was addressed and resolved.
- A resident complaint regarding the incident will receive a formal response after Board review.

Board Elections

The Board reviewed the annual election timeline.

- Board nominations will be accepted in July.
- Ballots will be distributed in August.
- Election results will be announced at the September annual meeting.

Banking Authorization

The Board approved adding Greg Lacock, Connor Hearon, and Catherine Przybysz as authorized signers on the South State account and removing all previous authorized users.

Adjournment

Motion to adjourn was made, seconded, and approved unanimously.