

Montclair HOA Annual Meeting

Meeting Date: March 09, 2021

Board Members Present: Ray Musser (President), Randy Fay (Treasurer), Leslie Randolph (Secretary), Nancy Lewis, Sandy Cooper

HOA Members Present: Tim Laudick, Kristy Musser, Mike Davis, Buck Bracken, Linda and Dave Odette, Tom Damkowitz, Anna (847), Susan Lasley

Meeting was called to order at 7:10 P.M. by Ray Musser (President).

Minutes from last meeting. Randy Fay moved to approve. Leslie Randolph seconded. Minutes were unanimously accepted by the Board present.

2020 FINANCIALS/BUDGET: Randy Fay

We spend most of our income each year on landscaping, and strive to maintain one year's worth of reserve that would help us survive an unexpected large expenditure. Balance of Reserve Account is \$36,964 as of March 8, 2021.

Anna (847) asked why office supplies expense is so high. Randy explained that most of that expense, \$360, goes towards the accounting software the HOA uses. Someone asked what is covered by the utilities expense, and Ray explained it pays for the electricity to run the pumps for irrigation.

Ray Musser made a motion to approve the Balance Sheet. Linda Odette seconded.

2020 Preliminary Budget: The landscaping contract cost increased this year, which is why the Board voted at the last quarterly meeting to increase the dues. Tim Laudick made a motion to approve the 2021 Proposed Budget. Sandie Cooper seconded.

LANDSCAPING: Ray Musser

HOA signed a 3-Year Contract with Bookcliff Gardens to continue doing the landscaping. The contract locks in the annual cost for the next three years. Bookcliff Gardens has done a good job for us the past several years. Either party to the contract can cancel the contract with 30 days notice.

The landscape maintenance and repair expense was for isolation valves that were installed in the pump house. These valves will allow irrigation on one side of the HOA (e.g., east side) to be turned off for repairs while the other side can continue to run normally. Before this repair, the entire system had to be shut down to make repairs.

Nancy Lewis informed us that tree trimmers from Bookcliff Gardens came 3-4 weeks ago to finish the tree trimming that began last year, and they were back today injecting some trees with insecticide that will discourage the ash borer. The ash borer is becoming more of a problem in our area.

The pond has not been pumped out in a long time. Algae and leaves need to be removed first. Ray is looking into hiring someone or renting something to pump out the pond. The water will be sent through the overflow pipe, and any debris that collects at the outflow retention pond will be cleaned up. If we are unable to get a satisfactory quote, we will do it ourselves. Volunteers to help with this would be welcome and appreciated.

We have one bid to pull up the grass and modify a small area behind 830 and 832 so that our sprinklers in that area do not spray water on and near the Cresthaven retaining wall. We are concerned the water could cause damage to and potentially failure of the wall. At this point, we don't know whether we will have to do this or the Town of Palisade or Cresthaven developer will take responsibility for this.

BOARD MEMBER RECRUITMENT

There was a plea for HOA members to volunteer to join the Board. Most Board members have been on the Board for years, some of them more than 10 years, and many would like to step down. No one at the meeting volunteered to join the Board.

Buck Bracken volunteered to help with landscaping issues.

Randy explained that, if no one volunteers to join the Board, we may hire a management company. This could result in an increase in dues to help pay for management of the HOA.

2021 WORK DAYS

Nancy Lewis explained we have work days one or two times a year, where volunteers from the neighborhood get together and work on tasks aimed at improving the neighborhood. The next work day will be in March or April, and we need participants. Nancy will send out an invitation to the next work day.

NEW BUSINESS: Cresthaven Development

Ray Musser has counted 111 blocks that make up the Cresthaven retaining wall that are damaged and/or have cosmetic and other issues. The top of the wall is uneven, and there are structural problems that will cause the wall to eventually fail in places. Representatives of the Town of Palisade and the Cresthaven development are not responding to our requests and inquiries. The best approach by us at this point is to keep contacting Palisade's mayor, and the town manager, also Cresthaven's engineering contractor Vortex, and asking them what they plan to do about the deficiencies in the retaining wall, until we get some answers. Ray suggested we also contact Cody Davis, Mesa County Commissioner, since it is his company that is doing the development. Sandie Cooper said she would ask her husband to speak with the TOP manager about the situation.

OLD BUSINESS

None

NEXT QUARTERLY MEETING DATE

TBD

Tim Laudick made a motion to adjourn the meeting. Motion seconded by Sandie Cooper.