

Montclair HOA Quarterly Board Meeting

03/09/2021

Meeting Date: March 09, 2021

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

Meeting was called to order at 6:18 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.

FINANCIAL REPORT: Randy Fay

The Budget Variance and Income Statement was presented by Randy Fay and reviewed by the Board. Discussion centered on Actuals column for the 12 Months Ended 31 December 2020.

Nancy Lewis questioned thoroughness of job Oopsie Poopsie has been doing in cleaning up dog feces in the neighborhood and reporting who the violators are. Oopsie Poopsie is paid by the HOA via auto pay. Nancy will take photos and talk with O.P. about the poor job they seem to be doing and the fact that they no longer are reporting violators to the HOA.

Tree trimming and spraying: \$2560 was budgeted for and spent on tree trimming earlier this year. Nancy Lewis explained that, while trimming, tree health issues were noticed, and Ray Musser said he approved an additional \$700 be spent on spraying and injection of insecticide. This additional work was completed on 03/09/21. This additional expense may save the HOA from more serious problems and hence greater related expenditures on trees in the future.

Randy Fay pointed out that we just raised dues almost 10%, and we budgeted very close to our total projected income, so we need to watch our budget carefully.

Ray Musser explained that the landscape maintenance and repair expense of \$1480 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.

Action Item: Nancy Lewis will take photos of dog feces in neighborhood and speak with Oopsie Poopsie about the job they are doing, and require them to start reporting violators to the Board like they used to.

LANDSCAPING: Ray Musser

Ray Musser signed the three-year contract with Bookcliff Gardens for landscaping maintenance of the HOA. This contract guarantees no increases in price for the next three years.

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.

Ray Musser discussed a potential plan to prevent water from HOA sprinklers behind units 830 and 832 from wetting the ground near the Cresthaven Development retaining wall and thereby increasing the potential for damage to or failure of the wall. Tim Laudick got a bid of a little over \$2,000 for sod removal and installation of curbing along 4-6 feet in this area, including modification of our sprinkling system so that it does not impact the wall. Ray/Board hopes that the Town of Palisade or the Development will pay for this, but has little confidence in this outcome.

NEW BUSINESS: Cresthaven Development

There is much frustration within the Montclair Board and among HOA members regarding the approval by the Town of Palisade of Cresthaven Development's subdivision and engineering plan for their large housing development just west of Montclair Subdivision. Many of the concerns surround the block retaining wall Cresthaven has built along the western boundary of Montclair, and the planned 6-foot, bright white vinyl fence that will sit atop the retaining wall.

Ray Musser, Tim Laudick and Nancy Lewis have documented more than 100 potential problems with Cresthaven's block retaining wall. They gave this list to the Town of Palisade (TOP). TOP engineers provided this list, or their own list, to VORTEX, Cresthaven's engineering contractor for the Development. The Montclair Board has heard nothing from TOP or Cresthaven representatives regarding what, if anything, they plan to do about the retaining wall.

Ray Musser said we might need to get an attorney involved. Leslie Randolph recommended against this idea as it would get very expensive very quickly, and Randy Fay agreed. Sandy Cooper suggested we continue calling the TOP until we get a response from them and to let them know that we are not going to give up on our concerns.

OLD BUSINESS

None

NEXT QUARTERLY MEETING DATE

TBD