

Montclair HOA Quarterly Board Meeting

06/24/2021

Meeting Date: June 24, 2021

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

Meeting was called to order at 7:11 P.M. by Ray Musser (President)

Minutes from last meeting. Nancy Lewis moved to approve. Sandy Cooper 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 Budget Variance dated 23 June 2021. We are over budget on irrigation maintenance, landscape replacement and repair and tree and bush trimming. Many sprinkler heads have had to be replaced. Ray said that he expects we will not use all of the \$1250 we have budgeted for capital improvements, so what we save there will go towards these overages. Any additional overages will come from our reserves.

There was brief discussion regarding continuing to encourage HOA members to pay their dues in full at the beginning of the year.

LANDSCAPING: Ray Musser

Last winter, Bookcliff Gardens, with whom we have a three-year landscaping contract, separated the valves in the pump house so that irrigation on each side of Montclair Drive could be turned on separately. When they turned irrigation on this spring, the support for one of the pipes/valves collapsed, the pipe broke, and water sprayed inside the pump house and shorted out the new controller. Bookcliff took full responsibility for the incident, but it took three weeks for them to get a new controller. After a short delay, they brought out a temporary pump and ran it every day in order to maintain the irrigation schedule for all of the zones. The short delay caused the grass and some bushes to dry up, and now there are a few zones and bushes that never recovered. Bookcliff will remove the dead grass material and reseed it, and will replace bushes that also did not recover.

Someone noted that sprinkler heads are receding into the grass as time goes on, and eventually they will need extenders so that they rise above the grass level and have proper spray coverage.

Sandy suggested, since because of the drought we may be forced in the future to conserve water, we try reducing the number of watering days in order to train the grass to require less water. Randy agreed. We will ask Bookcliff to change water schedule from 4x per week to 3x per week.

Nancy said some of the sprinklers are spraying water onto sidewalks and the road. We will ask with Bookcliff Gardens to redirect any errant-spraying sprinklers.

CRESTHAVEN EASEMENT ACCESS

The Town of Palisade and Cresthaven Development have agreed to split installing a drip system and 30 bushes on the Montclair side of Cresthaven's retaining wall. In order to be able to maintain their retaining wall, Cresthaven Development wants to require Montclair HOA to sign a legal document giving Cresthaven a 10-foot-wide easement along the Montclair side of the wall. They have drawn up an easement document. The Montclair Board discussed protecting the HOA by having an attorney review the document. Randy made a motion that the Board be permitted to spend up to \$500 to hire an attorney to look at any easement document, and Sandy seconded this motion.

Further discussion led to whether granting an easement is necessary. If they sign it, it would imply that Cresthaven intends to maintain their retaining wall over time, but it won't hold their feet to the fire. And the document will be with Cresthaven Development, not the HOA that will be formed once the development is built out. And if the Cresthaven HOA does not maintain their retaining wall, and eventually there is a major issue, then the only recourse Montclair would have would be to sue Cresthaven. This would be the case whether or not we grant an easement. So maybe it is best not to give up any of our property rights by granting an easement? This question, too, probably is one for an attorney.

TOWN OF PALISADE DRAINAGE PROJECT

The Palisade irrigation easement, which runs along the eastern edge of the Montclair property, is supposed to convey storm and tail water from Highway 6 to the canal at the south end of Montclair. The pipe is crushed and damaged in places (see summary of this issue in Montclair documents), which is why it leaks occasionally in the gravel along the eastern boundary of Montclair east of alleyway behind 843 Montclair. The Town of Palisade is taking responsibility for the pipe and leak problem. They plan to inspect the pipe, again, and put together a cost estimate for repairing or replacing it.

NEW BUSINESS

Sandy shared her concern that the HOA needs to have a long term plan to manage the trees in the HOA as they grow taller and older. What is their growth habit, root system development and typical terminal age of the various tree varieties that we have? Sandy shared that it recently cost her thousands of dollars to take out one tree on her property and have the stump ground up. Randy made a motion to have T4 put together a long term tree management plan for the HOA. Sandy seconded the motion.

Leslie's house at 843 is set to close and there will be a new owner on July 2. Leslie agreed to stay on as secretary of the HOA.

Randy stated that he would like to recognize Mike Davis, who recently sold his Montclair house, for all that he contributed to the HOA.

Randy also made a motion for Nancy to obtain a \$100 gift certificate to Fisher Liquor Barn for Tim Laudick, the former HOA president, for all that he has contributed to helping the HOA. Seconded by Leslie.

NEXT QUARTERLY MEETING DATE

TBD

MEETING ADJOURNED

Sandy moved to adjourn the meeting. Ray seconded.