

Montclair HOA Quarterly Board Meeting

9/15/2020

Meeting Date: Tuesday, September 15, 2020

Board Members Present: Tim Laudick (President), Ray Musser (Vice President), Randy Fay (Treasurer), Dan Collin (Secretary), Nancy Lewis, Mike Davis, Sandie Cooper, Leslie Randolph

Board Members Absent: Bill Carlson

Meeting was called to order at 7:12 P.M. by Tim Laudick (President)

Minutes from June 16, 2020 meeting. Ray Musser moved to approve. Nancy Lewis seconded. Minutes were unanimously accepted by the Board present.

FINANCIAL REPORT: Randy Fay

Balance Sheet and Income and Expense Report was presented by Randy Fay and reviewed by the Board. Nancy Lewis moved to accept the Financials. Mike Davis seconded. Accepted unanimously by the Board present.

Randy has set up the Budget Variance for 2020 and presented the year to date performance. At this time, we are running about 71% of the budget which should be on schedule or less.

Tim Laudick presented a preliminary version of 2021 Budget. This version included a hypothetical 10% raise for the annual Landscape and Irrigation Contract, remaining balance of the anticipated tree trimming, and Capital Improvements for the pumphouse, installation of valves in the pumphouse, and work on the pond overflow outlet and gate valve.

Board to consider the 2021 Budget at the December Quarterly Meeting.

Action Item: Ray Musser (new proposal from Bookcliff Gardens)

LANDSCAPING: Ray Musser

Ray Musser reported that he felt overall that the performance of the landscaping and maintenance by Bookcliff Gardens is still satisfactory.

Ray Musser reviewed the trimming of the bushes which Bookcliff and residents had some trouble with. Ray reminded everyone that communication with Bookcliff for any tasks performed should be limited to him.

Irrigation systems check are being done on a monthly basis. At this time we have had limited maintenance needed to the system.

12 trees were trimmed in the neighborhood. Nancy Lewis recommended the trees to be done. Work appears to have been done satisfactorily. Nancy stated that she walked the remainder of the Subdivision with T4 Tree Service to get a proposal for the remaining work.

Susan Lasley, owner of Unit 831, purchased a tree for \$176.00 from Valley Grown Nursery to replace a tree that was once on the east side of Unit 831. Board decided to reimburse Susan Lasley the cost of the tree. The Lasley Family planted the tree.

Galaxy Asphalt Preservation is scheduled to clean and crack fill only the transverse cracks in the alley in early October when the weather is cooler.

ARCHITECTURAL

Annual Inspections were previously sent to Owners of Units 818, 830, 832, 836, 838, 843, 851, 857, 861, and 865 stating the need to take care of issues such as staining or painting and repairing of fascia, and repairs of swamp coolers and roofs. Units 830, 832, 838, 857, and 861 had taken care of their problem items.

Owner of Unit 818 has since stained the fascia on that Unit.

Owner of Unit 836 has communicated with Nancy Lewis and led her to believe that she may put the Unit up for sale and would take care of it then. Nancy said that the Owner is in poor health and it may take some time to get the issues taken care.

Owner of Unit 865 has not taken any action or responded to the Inspections. Board suggested to send the Owner a Certified Letter stating the position of the Board and intended action, which is to have staining done and the cost assessed to the Owner.

Leslie Randolph, Owner of 843, informed the Board that along with the Owner of Unit 851, are scheduled to have the repair to the fascia on their Units in October.

Action item: Tim Laudick, Certified Letter

Letters were previously sent to the Owners of Units 805, 831 and 852 informing them of the problem of damaged landscape from dog urine. Owners of all three Units responded with some type of action to resolve the problem. It appears at this time that the problem has been resolved.

OLD BUSINESS

Board approved Ray Musser to schedule Bookcliff Gardens in October or Spring 2021 to install valves at the pumphouse.

Pond Overflow Outlet and Gate Valve At the Basin has been put on hold for the time being.

NEW BUSINESS

None

HOA ORGANIZATION

Tim Laudick informed the Board that he will resign his position on the HOA Board at the end of 2020.

Discussion was held of the need for new members to the Board. Some of the present members have been on the Board for over 10 years and would like to step down. Discussion was also held of the sustainability of the Board or the need to hire a Property Management company.

Subject was tabled till the next meeting.

NEXT QUARTERLY MEETING DATE

December 15, 2020, 7:00 P.M. at 844 Montclair Drive