

Montclair HOA Annual Meeting

Meeting Minutes

Meeting Date: Saturday, April 4, 2020, Online

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

Board Members Absent: Bill Carlson

HOA Members Present: Andre Clark, David and Linda Odette, Nikki Pressler, Leslie Randolph, Nancy and Jay Westcott

Meeting was called to order at 4:05pm by Tim Laudick, President

2019 Financials/Budget

Randy Fay, Treasurer, presented the 2019 Financial Reports.

Balance of the Reserve Account is \$36,960.00 which is a full year of HOA dues.

Checking account balance is positive. At the end of 2019, there were some delinquent accounts. These accounts have since been resolved and to date all accounts are in order including the first quarter of 2020. Our expenses for 2019 were more than our revenues which was largely due to irrigation maintenance which consisted of repairs of large and small line breaks. Even though the expenses were over budget, money did not have to be transferred from the Reserve Account to make up the difference.

2020 Budget

Tim Laudick, President, presented the proposed budget for 2020. The proposed budget will be the same as 2019 with some minor changes. HOA will continue to replace metal edging with concrete edging this year as Capital Improvement. This should be last of the metal edging to be replaced in the Subdivision. HOA Board foresees that irrigation maintenance will increase as the system continues to age. After doing major shrub and bush replacement in 2019, HOA will not be doing as much replacement or new plantings in 2020. Insurance, permits, and miscellaneous items continue to be consistent or less.

Estimates to trim trees and repair cracks in the asphalt of the alleys have been requested from Contractors.

Mike Davis moved to accept the 2019 Financials and approve the 2020 Budget. Nancy Lewis second. Approved by the HOA.

Landscaping

Ray Musser, Vice President, reviewed the activities and performance of Bookcliff Gardens, HOA landscape maintenance contractor, in 2019. Overall, performance was satisfactory. The HOA was able to sign a contract for two years in 2019 with Bookcliff Gardens.

Irrigation pond was pumped in the Fall of 2019 to remove the sludge in the bottom. Operations of the sprinklers are always an issue. If anybody notices a problem with sprinklers or leaks in the irrigation system, please notify Ray Musser (970) 26-4610 or Tim Laudick (970) 618-3531.

Ray discussed issues of damage to the grass and landscape at Units from dog waste and has requested a cost to repair or replace the grass. The Board decided that each owner of the Unit will be contacted about their issue by letter. Each Unit will be given a grace period and request a proactive plan to repair the damage and resolve the problem. If the damage and activity of cause is not taken care of by the Owner during the grace period, Bookcliff Gardens will be hired to repair the damage and the cost assessed to that Unit.

HOA Website

Randy reviewed the use of the HOA website for information that may be needed by members of the HOA.

2020 Work Day

Due to the pandemic, a date for the 2020 Annual Neighborhood Work Day will be announced at a later date.

Annual Inspections

Annual Inspection of Units continue by the Board. Owners will receive a letter regarding repairs that need to be done (fascia, staining, painting, stucco, roofs, concrete).

New Business

Nancy Lewis nominated Leslie Randolph to be elected to the HOA board, Randy Fay seconded. Approved by the HOA.

Tim Laudick thanked everyone for all their efforts and hard work in 2019 and everyone for attending the HOA annual meeting considering the situation.

Keep safe, and stay healthy. Please contact your neighbor or members of the Board if you need help.

Tim Laudick adjourned the meeting.