

Montclair HOA 2024 Annual Meeting

Meeting Minutes

Meeting Date: Sunday, March 24, 2024

Board Members Present: Gene Fourney (President)(843), Tim Laudick (Vice President)(844), Nancy Elzas (Treasurer)(861), Ray Musser (Landscape Coordinator)(856), and Nancy Lewis (848)

Board Members Absent: Sandie Cooper (832)

HOA Members Present: Jay Westcott (861), John Nowak (817), Buck Bracken (826), Tom Damkowitch and Susan Potter (830)

Meeting was called to order at 7:01 P.M. by Gene Fourney, President

2023 Financials/Budget

2023 Financial Reports and the final Budget Cost Comparison for 2023 were discussed.

These reports were included in the Annual Meeting Notification packet.

Balance of the Reserve Account was \$37,075.00 as of December 31, 2023. Checking account balance was \$5,888.00. At the end of 2023, to date all accounts are in order including the first quarter of 2024.

Our expenses for 2023 were less than our revenues and projected Budget.

At the February 4, 2024 Quarterly Meeting, the Board decided to transfer \$5000.00 from the Checking Account to the Reserve Account.

2024 Budget

This report was included in the Annual Meeting Notification.

Budget for 2024 was discussed. Total expenses exceed the Revenue in the projected budget. Board budgeted money for Capital Improvements projects to be done in 2024. These projects include the crack sealing and seal coat of the east and west drives, and complete the concrete curb at 830-832.

The contract with Bookcliff Gardens expired December 31, 2023. The Board decided to reach out and accept new bids from Bookcliff Gardens, Peaceful Valley Landscape and Irrigation, and WD Yards. Board decided to use WD Yards and signed a contract through 2026.

Money was budgeted by the Board for Tree Care including Trimming and Insecticide Treatment. The Insecticide Treatment will be good for the next three years according to Alpine Tree Service.

Tim Laudick moved to accept the 2023 Financials and approve the 2024 Budget, Gene Fourney second. Approved by the HOA Members present and by proxy.

Landscaping

Ray Musser, Landscape Coordinator, reviewed the activities of Bookcliff Gardens, HOA landscape maintenance contractor, in 2023. Overall, performance was satisfactory.

Mr. Musser also discussed the process of bidding and choosing a Landscape Contractor for the 2024 season as requested by the Board.

Removal of the sludge in the bottom of pond is ongoing. Different members of the HOA are manually removing the sludge.

Maintenance to the pumphouse was done during 2023 season including replacement of some areas of the siding that were weathered and painted.

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.

HOA Website

The HOA website continues to be a valuable tool to the members and the public. Discussion of changing or creating a new website was held. Nancy Lewis was going to check on the availability of Randy Fay to continue to administer the existing website,

2024 Work Day

Nancy Lewis mentioned the possibility of continuing the Neighborhood Work Day. A date and activities will be announced later.

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

John Nowak (817) requested permission to transplant a bush from the back of his property to an area between his property and the neighbor to the north. He has discussed the situation with his neighbor, Dan Collins, who is in favor. Ray Musser will meet Mr. Nowak and review the request.

John Nowak also brought up the problem of increased traffic and the speeding vehicles. Members that were not at the quarterly meeting was informed that the Board is aware of the situation and that Nancy Lewis is going to contact the Town of Palisade to see how they can help with the problem.

Ray Musser made a motion to adjourn the meeting.

Nancy Lewis seconded.

Gene Fourny adjourned the meeting.