

Montclair HOA Quarterly Board Meeting

6/16/2020

Meeting Date: Tuesday, June 16, 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 7:05 P.M. by Tim Laudick (President)

Minutes from March 24, 2020 meeting was accepted unanimously.

FINANCIAL REPORT: Randy Fay

Balance Sheet and Income and Expense Report was presented by Randy Fay and reviewed by the Board. Ray Musser moved to accept the Financials. Dan Collins seconded. Accepted unanimously by the Board present.

Randy has setup the HOA bank accounts for bill pay, direct deposits and the ability for Members to pay HOA dues by credit card.

Randy has also setup Xero, the accounting system, to send quarterly statements and overdue notices to HOA members to their Emails. At this time, only two Members of the HOA do not have Emails.

Randy has not been able to input the 2020 budget into the accounting system.

Action item: Randy Fay

LANDSCAPING: Ray Musser

Ray Musser reported that he felt overall that the performance of the landscaping and maintenance by Bookcliff Gardens was satisfactory. The irrigation system took a few days to get into consistent operation. This setback the watering of all the landscape. Ray has had conversations with Joe Condotti, supervisor of Bookcliff Garden, about the concerns of system checks being done on the irrigation system in particular the drip systems. Ray reminded Joe that dead shrubs and plants would be the responsibility of Bookcliff Gardens to replace if it is found that the drip system is not working properly. Nancy Lewis questioned the height of the grass after being mowed. After discussion, Board felt that it should left at the height it is due the hot weather and no rain.

Susan Lasley, owner of Unit 831, requested that the HOA replace a tree that was once on the east side of Unit 831. No one on the Board could remember when the tree was removed. Tim Laudick presented a cost from Valley Grown of approximately \$270.00 for the tree and approximately \$360.00 for delivery and installation. Ray Musser will obtain additional costs for the tree from Bookcliff Gardens. Board decided to table action on this request till the

September meeting after getting more cost information and felt that the Fall season would be a better time to plant. **Action item: Ray Musser**

Ray Musser and Tim Laudick presented costs from Bookcliff Gardens for installation of isolation valves in the Irrigation Pumphouse. At this time, there is no ability to isolate the east or west irrigation system if needed due to repairs and still leave either system functioning. Board decided to table this Item till September meeting. Tim Laudick to obtain an additional quote for the work. **Action item: Tim Laudick**

Tim Laudick presented a proposal from T4 Tree Service for trimming and treatment of the trees in the Subdivision. The Board felt that T4 Tree Service was the best and most professional company to do this work. There is not any money n the 2020 budget to do this work. The Board felt that some of the tree trimming needed to be done this year in particular where trees are growing into structure which could cause damage especially since we are having the high winds. Nancy Lewis will do a site walk and determine what trees need to be done. Tim Laudick will then obtain another quote from T4 Tree Service and present to the Board. **Action item: Nancy Lewis, Tim Laudick**

Tim Laudick presented a cost from A.J. Stampel Construction for diversion of the outlet pipe in the basin. It was suggested by Bookcliff Gardens that we replace the gate valve for the west irrigation system which is located very close to the outlet. Tim Laudick will obtain another quote to include the gate valve. Board decided to table this work till the September meeting. **Action item: Tim Laudick**

Tim Laudick presented costs for crack sealing and repairs of the asphalt in the alley. Board accepted the quote from Galaxy Asphalt Preservation to clean and crack fill only the transverse cracks in the alley. Tim Laudick will contact Galaxy and schedule the work for late September or early October when the weather is cooler. **Action item: Tim Laudick**

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 have taken care of their problem items. Units 818, 836, and 865 have not taken any action or responded to the Inspections. Units 843 and 851 have responded and are putting a plan together to take care of their problems. Leslie Randolph, Owner of 843, suggested that she and Ruth Davis, Owner of 851, are exploring the possibility of replacing the existing fascia with a metal system. After some discussion, Board asked Leslie to put together a proposal or Architectural change to explain what type of metal system and present it to the Board. **Action item: Board**

Letters were sent to the Owners of Units 805, 831 and 852 informing them of the problem of damaged landscape from dog urine and were given a chance to respond with a resolution to repair the damaged areas and to minimize the problem in the future. Owners of all three Units responded with some type of action to resolve the problem. Results of their actions will be better evaluated in the fall. **Action item: Board**

OLD BUSINESS

Annual Meeting Review

Board members were surprised and satisfied with the number of attendees to the Annual Meeting. The overall feeling was that the meeting went very well considering it was done virtually due to the pandemic. Thank you to Randy for setting up the computer app.

NEW BUSINESS

None

NEXT QUARTERLY MEETING DATE

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