

# Montclair HOA Quarterly Board Meeting

**7/9/2020**

**Meeting Date:** Tuesday, July 7, 2024

Board Members Present: Gene Fourney (President), Tim Laudick (Vice President/Secretary), Nancy Elzas (Treasurer), Ray Musser (Landscape Coordinator), Nancy Lewis

Board Member Absent: Sandie Cooper

HOA Member: None

Meeting was called to order at 6:008 P.M. by Gene Fourney (President)

Minutes from March 24, 2024 meeting were approved unanimously. Motion- Ray Musser, 2<sup>nd</sup> Motion- Nancy Elzas

## **TREASURER REPORT- Nancy Elzas (Treasurer)**

- Balance Sheet and Income Report was presented
- Payment of HOA dues are up to date for the 2<sup>nd</sup> quarter with some members fully paid for 2024.
- Budget comparison was presented and discussed. Capital Improvement projects are completed. Irrigation maintenance invoicing is behind so that line item could not be verified to date.
- Discussion of WD Yards invoicing.  
Ray Musser has had direct contact with accounting and the Project Manager of WD Yards about the delay in receiving proper invoices for irrigation maintenance. Delay in receiving these invoices is also delaying receiving reimbursement from Clearnetworx for damages done during the installation of the fiber network.  
Action item: Nancy Elzas to verify what invoices for WD Yards have been paid/submitted to date
- Action item: Gene and Ray still need to change primary names on the bank accounts.
- Financials were accepted as presented. Motion- Tim Laudick, 2<sup>nd</sup> Motion- Nancy Lewis

## **COMMITTEE REPORTS**

### **Landscaping- Ray Musser**

- As of this date, WD Yards has done a great job of mowing and trimming of the grass in the HOA.
- WD Yards Irrigation technician has immediately responded to any of the problems or request of needs at the Subdivision.
- Concerns of the amount of watering being done was raised. Ray responded that the irrigation got behind when the hot weather caught everyone by surprise. Irrigation technician was to make some adjustments last week and stay apprised of the situation.
- Concerns of some of the shrubs and bushes in the neighborhood growing faster than normal this year and needing trimmed to get back in control. Second trimming is not scheduled till Fall.

Action Item: Ray to continue to contact WD Yards about the invoicing of the irrigation maintenance.

Action Item: Ray to get a quote from WD Yards to have limited trimming of shrubs and bushes.

### **Tree Care- Nancy Lewis**

- Spring Trimming of trees has been completed.
- Insecticide injection has been completed.
- Concern of some of the trees behind 818-820 (east side of the irrigation pond) may need to be trimmed. One tree has grown out over the fence of the neighbor to the north.

Action Item: Nancy Lewis to check the situation to see what needs to be done.

### **Other Projects- Tim Laudick**

- Concrete curb at 830 -832, 818-820, and G Road was placed by T & S Landscaping on June 19, 2024. The cost of the concrete curb at G Road was reimbursed by Clearnetworkx.

- Crack Sealing and Seal Coating of the East and West Driveways by Galaxy Asphalt was completed June 19, 2024.
- Damage done by the Contractors installing the fiber network for Clearnetworx to date has been repaired.

### **Architectural - Ray Musser and Tim Laudick**

- Spring inspections of the existing structures of the Residences was done on May 7. A total of 8 eight structures were observed to need maintenance to the structure such as staining of the facia, etc. Certified letters were sent to the Owners of the structures notifying them of the need for maintenance.

### **Other Items**

- A new form requesting information from Owners of the residences (members of the HOA) will be sent by Gene to those Owners that can be reached by Email. This information is needed to update the HOA data base. Others may need to be mailed.
- On June 18 damage to the grass at 807 Montclair was reported. As of this date the grass has appeared to heal.
- A discussion was held by the Board of the activities and condition of the residence at 837 Montclair Drive.  
Gene Fourney advised the Board that he has spoken to the Owner of the residence and was informed that the lease with the current residents will not be renewed at the end of July 2024.
- Nancy Lewis is looking for help or suggestions to take care of the low areas along the sidewalks at 848-852 Montclair. A contractor has suggested to fill the area with sand, seed, and let the grass grow in. Nancy is looking for a source of sand and some help to place it in the areas. Gene suggested that the Mesa County Landfill has a sand mix that the golf courses use. Ray suggested looking at the companies that sell landscape rocks and supplies.
- Control C is a backup of the Xero program used for the HOA financials. A discussion of the costs was had. Decision was made to continue with the Control C backup.
- Cresthaven Acres HOA Board has sent a request to the Montclair neighbors on the west side to remove the existing vines from the concrete block wall.

This wall belongs to Cresthaven and is on their property. They have also requested permission to access the Montclair property to inspect the wall. After discussion and some information shared, Gene will respond that the vines will be removed but Montclair residences would like time to plan how to sustain the vines. Permission of access is going to be denied after some actions of a residence of Cresthaven and damage to the existing vines.

- Clearnetworx is wanting to have a Community Appreciation Day for the residences of the Montclair Subdivision. They would like to have a social event at the corner of Montclair Drive and Fairhaven serving snow cones. The Board has no problem of Clearnetworx having this event but is going to suggest that they serve ice cream. No date has been set.

### **UNFINISHED BUSINESS**

- Trash containers- No action to be taken.
- Policy Changes- A committee of Board members worked on changes to existing and new policies. These new policies were sent to the Board for review. Board discussed what to do with the HOA website. Potential actions would be to close the site, incite into a new one, or leave the site as is for the time being. Nancy reported that Randy Fay was going to be available till November to maintain the existing website or help plan a new website. Action on this was tabled till the next Quarterly Board meeting.

### **NEW BUSINESS**

- XCEL Energy has informed the Board that they plan on working on the existing high pressure gas line in the Cresthaven Acres Subdivision starting July 15-August 9. No outages of service are planned. Please be aware of traffic closures and construction noise.

### **NEXT QUARTERLY MEETING DATE**

- **September 8, 2024, 4:00 P.M. at 843 Montclair Drive**

### **MEETING ADJOURNED AT 7:31 P.M**

Motion- Ray Musser, 2<sup>nd</sup> Motion- Tim Laudick