

# Montclair HOA Quarterly Board Meeting

**3/24/2020**

**Meeting Date:** Tuesday, March 24, 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: Buck Bracken

Meeting was called to order at 6:00 P.M. by Gene Fourney (President)

Minutes from February 4, 2024 meeting were approved unanimously. Motion- Ray Musser, 2<sup>nd</sup> Motion- Gene Fourney

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

- Balance Sheet and Income Report was presented
- Payment of HOA dues are up to date with some members fully paid for 2024
- \$5,000 was transferred from Checking Account to the Reserve Account as approved in the last meeting.
- Fairly early into the fiscal year with limited spending
- Discussion of WD Yards invoicing.

Action item: Ray to verify that invoices are to be Emailed to Nancy Elzas, Ray Musser, and Tim Laudick

Action Item: Ray to be sure that WD Yards knows the combo to the gates at the irrigation pumphouse

Action item: Nancy Elzas to verify what invoices for WD Yards have been paid/submitted to date

Action item: Nancy Elzas to complete online access to banking accounts

Action item: Gene and Ray to change primary names on the accounts.

- Financials were accepted as presented. Motion- Ray Musser, 2<sup>nd</sup> Motion- Tim Laudick

## **COMMITTEE REPORTS**

### **Landscaping- Ray Musser**

- WD Yards has been onsite to do the initial trimming of bushes and shrubs and early cleanup. Also, preemergent for weeds has been applied to landscape area.
- Some dead or damaged trees in the East Commons area was removed by Buck Bracken. Board appreciates the work done by Mr. Bracken.
- Majority of the muck in the irrigation pond has been removed by Buck Bracken, Ray Musser, and others. Board appreciates the work that has been done in the pond.
- Irrigation system at the HOA is anticipated to be turned on April 16 by WD Yards

Action Item: Ray to be sure that WD Yards knows the combo to the gates at the irrigation pumphouse

### **Trees- Nancy Lewis**

- Spring Trimming of trees is anticipated to be done by Alpine Tree the last week of March or first week of April
- Insecticide injection is scheduled for May

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

- Spring inspections of the existing structures of the Residences are scheduled to be done in the near future.
- A discussion was held by the Board of the activities and condition of the residence at 837 Montclair Drive. Activity at this resident appears to be a salvage and storage area for a “junk” business. Gene Fourney advised the Board that he has spoke to the person living at the residence and advised him that he has had complaints of the condition of the residence and the cars and truck parked at the site. After discussion of the situation the Board decided that the Owner needed to be notified and that the business of “salvage and storage of junk” needed to be removed from the neighborhood.

Action Item: Tim to compose a letter to the Owner, shared with the Board for approval, and sent

Action Item: Nancy Lewis to contact the Town of Palisade Code Enforcement to report vehicles parked on the sidewalk and not moved within 72 hours.

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

- Concrete curbing at 830 -832 is scheduled to be done by T & S Landscaping the week of June 10.
- Crack Sealing and Seal Coating by Galaxy Asphalt scheduled for mid to late April, weather dependent.
- Repairs of damaged landscaping by directional boring for the new network service is ongoing. Another walk through has been requested by Deeply Digital and Mark Construction. No date has been set.

### **UNFINISHED BUSINESS**

- Trash containers- Informed that if anyone is interested that Waste Management offers smaller containers or if a resident so desires the Recycle container can be removed. Contact the Town of Palisade.
- 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.

Action Item: Nancy Lewis to discuss with Randy Fay his intentions of the website.

### **NEW BUSINESS**

- Residences have noticed that traffic has increased and so has the speed of the traffic on Montclair Drive. Someone has also noticed that the Speed Limit sign at the north end of Montclair Drive has been removed.

Action Item: Nancy Lewis to notify Town of Plaisade to inquire about the Speed Limit sign and request that the portable speed monitor be placed on Montclair Drive.

### **NEXT QUARTERLY MEETING DATE**

July 7, 2024, 6:00 P.M. at 843 Montclair Drive

### **MEETING ADJOURNED AT 7:00 P.M**