

# Montclair HOA Quarterly Board Meeting

**9/8/2024**

**Meeting Date:** Tuesday, September 8, 2024

Board Members Present: Gene Fourney (President), Tim Laudick (Vice President/Secretary), Nancy Elzas (Treasurer), Nancy Lewis, Sandie Cooper

Board Member Absent: Ray Musser (Landscape Coordinator)

HOA Member: Ruth Young

Meeting was called to order at 4:03 P.M. by Gene Fourney (President)

Minutes from July 7, 2024 meeting were approved unanimously. Motion- Gene Fourney, 2<sup>nd</sup> Motion- Nancy Lewis

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

- Balance Sheet and Income Report was presented
- Budget comparison was presented and discussed. Capital Improvement projects are completed. Irrigation maintenance invoicing is behind so that line item **still** 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 Clearnetworkx for damages done during the installation of the fiber network. Still no progress with receiving the proper invoicing.
- **Action item: Gene and Ray still need to change primary names on the bank accounts.**
- **Action Item: WD Yards Invoices- Ray Musser and Tim Laudick**
- Financials were accepted as presented. Motion- Tim Laudick, 2<sup>nd</sup> Motion- Nancy Lewis

## COMMITTEE REPORTS

### Landscaping- Tim Laudick

- 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.
- Shrubs and bushes in the neighborhood are growing faster than normal this year and were trimmed to get back in control.

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

### Tree Care- Nancy Lewis

- Tree in front of 829-831 and in back of 829 need to be removed. These trees have been diagnosed with a virus. Buck Bracken has volunteered to remove the trees in late fall.

### Architectural - Ray Musser and Tim Laudick

- Spring inspections of the existing structures of the Residences were 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. **At this time some Owners have contacted Tim Laudick but none have taken any action.**
- **Action Item: Tim Laudick will issue second notification.**

### Other Items

- A new form requesting information from Owners of the residences (members of the HOA) were sent by Gene to those Owners that can be reached by Email. This information is needed to update the HOA data base. Others needed to be mailed. **Some completed forms have been received by Mail or Email.**

- 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 was not renewed at the end of August 2024. Tenants will be moving.**
- Information has been shared to some of the Board Members that the vineyard to the east of Montclair and at the south end of Montclair Drive are to be removed at the end of the year. These vines have been diagnosed with a virus. The vines on the east side of the property will be replaced. It was rumored that the vines at the end of Montclair Drive would not be replaced. Ray Musser has had a conversation with Mr. Sauvage. He has not decided if he is going to replant or abandon the property. Ray is going to stay in contact with Mr. Sauvage.  
 Suggestions by others were to give him incentives such as more property, extend the Lease, maybe add Cresthaven Open Space as they have inquired, or cash to help with costs of replanting.  
 Discussion was had amongst Board Members present and Ruth Young, HOA Member, of what to do with the property if it is abandoned. Suggestions are listed:
  - Sell or Develop the Property
  - Solar Farm
  - Community Garden
  - Xeriscape
  - Ask that the infrastructure be left and acquire a new tenant
- Clearnetworx is wanting to have a Community Appreciation Day for the residences of the Montclair Subdivision. **Gene Fourney is going to invite them to the next Board meeting to have the Appreciation Day .**
- **UNFINISHED BUSINESS**
  - Policy Changes- Previously a committee of Board members worked on changes to existing and new policies. These new policies were sent to the Board for review. **Board reviewed the changes to the Architectural Control Policy as presented by the Committee. New**

**Architectural Control Policy was approved by the Board. Motion- Gene Fourney, 2<sup>nd</sup> Motion- Nancy Elzas**

- **Special Board Meeting scheduled for review of remaining Policies on October 27, 2024 at 843 Montclair Drive.**

#### **NEW BUSINESS**

- Board needs to be ready to prepare a budget for 2025. Items that need to be renewed are tree trimming and insecticide treatment for trees not done in 2024. Nancy Lewis suggested that we find other tree companies for bids since the ones we use have merged as one company.

#### **NEXT QUARTERLY MEETING DATE**

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

#### **MEETING ADJOURNED AT 5:25 P.M**

Motion- Tim Laudick, 2<sup>nd</sup> Motion- Gene Fourney