

Montclair HOA Quarterly Board Meeting

3/24/2020

Meeting Date: Tuesday, March 24, 2020

Board Members Present: Ray Musser, Mike Davis, Dan Collin, Tim Laudick, Nancy Lewis

Board Members Absent: Bill Carlson, Sandie Cooper

Meeting was called to order at 7:10 P.M.

Minutes from December 17, 2019 meeting was accepted unanimously.

HOA BOARD ORGANIZATION

Filling the position of Secretary and Treasurer has been accomplished. Randy Fay, who had previously resigned from the Board, was approved by the Board to accept Randy's offer to rejoin the Board and fulfill the position of Treasurer.

Dan Collins has volunteered to be the Secretary.

FINANCIAL REPORT: Randy Fay

Balance Sheet and Income and Expense Report was presented by Randy Fay and reviewed by the Board. Sandie Cooper previously reported that some members of the HOA were behind in payments of the third and fourth quarter dues for 2019. According to Randy, with due diligence by Board Members, all dues to members of the HOA are paid to date.

Ray Musser moved to accept the Financials. Mike Davis seconded. Accepted unanimously by the Board present.

Tim Laudick suggested that money be transferred from the Checking Account to the Money Reserve Account in order to bring the balance to \$36,960.00 which is equal to the revenues generated from a year of HOA dues by all members.

Nancy Lewis moved to approve this action. Mike Davis seconded. Accepted unanimously by the Board present. **Action item: Randy Fay**

Ray Musser moved to accept the 2020 Budget and present to the membership at the Annual meeting for approval. Dan Collins seconded. Accepted unanimously by the Board present.

Action item: Tim Laudick

The practice of posting Financial Reports to the Montclair HOA Website allowing the public to have access was questioned by Ray Musser. By allowing the public to review these financials, Contractors or Vendors would be privy to the amount of money the HOA has, and budgeted for each activity. Discussion was held amongst the Board, and decided to collect information from existing HOA to see what they do with their financial information. **Action item: Board members**

LANDSCAPING: Ray Musser

Ray Musser informed the Board that Bookcliff reorganized the duties of personnel within their Company. Joe, which previously was responsible for the irrigation system, is now responsible and the contact for all operations at the HOA.

Preemergence for weeds has been applied. The initial trimming of shrubs and cleanup has occurred.

Ray Musser and Tim Laudick both observed the irrigation pond and decided that pumping does not need to be done this spring. Irrigation system should be turned on in the next two weeks.

Ray Musser suggested that we purchase a load of topsoil and stockpile it on the east of the vineyard for various uses in the Subdivision. Ray is going to obtain a cost. **Action item: Ray Musser**

Tim Laudick suggested that we find out what can be applied to kill the weeds or grass for the tree rings or obtain a cost from Bookcliff to do it. **Action item: Ray Musser**

Tim Laudick has contacted A Cut Above, tree service company, to get an estimate in trimming the existing trees in order to shape or top as needed. **Action item: Tim Laudick**

Mike Davis started the process of getting a cost to erect a fence along the east property line from the Frontage Road to a distance beyond the house that has been remodeled to the east. During his activity to measure this area, the neighbor to the east informed Mike that she would protest the installation of the fence when getting the Building Permit. **Action item: Dismissed**

Tim Laudick inspected the asphalt in the alleys and suggested that the cracks (old and new) need to be sealed or repaired. Tim will obtain a cost estimate. **Action item: Tim Laudick**

ARCHITECTURAL

More Annual Inspections were sent to Owners that need to take care of issues such as staining or painting and repairing of fascia, and repairs of swamp coolers and roofs. As the weather starts to be more favorable, we are anticipating to see these issues resolved.

Mike Davis made an inspection of the landscape in the Subdivision and identified 5 properties with damage to the grass due to dog urine. Ray Musser is going to obtain a procedure and cost from Bookcliff to repair these areas. Once this is determined, letters will be sent to the Owners of these units informing them of the problem and will be given a chance to respond with a resolution to repair the damaged grass and to minimize the problem in the future. They will also be informed of the cost from Bookcliff if the HOA is not satisfied with the proposed resolution or if the problem continues. This cost will be assessed to the Owner if the HOA does it. **Action item: Ray Musser and Tim Laudick**

OLD BUSINESS

None

NEW BUSINESS

A member of the HOA was asking if the HOA dues could be paid in full or if quarterly payments were required. Also, wanted to know if payment could be made electronically.

Payment can be made in full, monthly or quarterly.

Randy will check into the process of setting up payment electronically and if the Board wants to proceed that way. **Action item: Randy Fay**

NEXT QUARTERLY MEETING DATE

June 16, 2020, 7:00 P.M. at 844 Montclair Drive

ANNUAL MEETING DATE

April 4, 2020, 4:00 P.M. at 844 Montclair Drive