

# MontclairCommunityandHOA,Palisade,Colorado

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## Quarterly meeting

Posted by rfay

**Meeting Date:** Tuesday, January 17, 2023 - 19:00

2022 year-end financial reports attached.

Attendees: Ray & Kristie Musser, Nancy Elzas, Randy Fay, Nancy Lewis, Gene Fourney, Bill Carlson, Tim, Nicki

Meeting Called to Order 7:10 PM

Agenda:

Approve minutes from last meeting: Gene Fourney motioned to approve minutes; Nancy Lewis seconded.

Financial Report:

\$2,100 Net Income 2022. Gene Fourney questions about dog waste income, asked if HOA has insurance, yes per Randy Fay, \$600 per year. Gene F. asked about landscaping expenses, if we can lower costs on landscaping expenses to save money for capital expenditures. R. Fay responded that our dues are based on landscaping costs, and we plan on raising dues for 2024 due to anticipated landscaping cost increase. R. Musser gave a history of landscaping contract with Bookcliff Gardens. Bill reported bush trimming is not good, and complaints about brown, dead grass last spring. This year is the last year of contract. Gene F. asked if appropriate to start getting landscaping bids for 2024 now, Randy Fay said no, probably good to do that in late summer or fall.

Bill - Whitewater Water District beginning restrictions. He asked if our HOA has any way of complying with water restrictions.

Gene F. motioned to accept Financial Report, Nancy E. seconded.

2023 Budget, projects, dues increase:

\$330 Labor bill for Bookcliff to plant bushes that died. Bushes provided by Bookcliff. \$485 Bill for stump removal.

Nancy Lewis says we need tree maintenance bid; need bushes replaced at 852 – Ray will revise Bookcliff plant replacement proposal. Nancy L. mentioned that foxglove weeds in grapevine area need to be mitigated. Discussion about having a spring workday and working on it.

Ray M. asked if we need any additional gravel in certain areas, Tim said he didn't think so.

Gene F. requested a tree be planted in the front of his property, discussion. He will get the tree to plant in spring or fall.

Nancy L. asked if we need to dig out the pond?

Action Item for spring – Tim thinks we should rent a submersible pump and haul off mud.

Dues Increase – Ray proposing \$315/quarter, Randy F. and Gene F. says we need to explain to Homeowner's why we are increasing, how much money it raises at annual meeting, then Board can vote at the next quarterly meeting.

Budget primarily same but will need to add some money for T4 tree company.

Action Item: N. Lewis will procure a tree maintenance quote from T4.

Action Item: Ray Musser will prepare reasons for dues increase 2024 and agenda for April 2 meetings.

Pet Discussion:

Ray M. thinks \$80 fee does not help, and does not want to remain as President if he has to listen to dog waste complaints. Ray wants to invite pet owners to a meeting and tell us what we need to do to fix this. Some discussion by Randy F. that we do not want to talk about dog poop. Nancy Lewis says only one violator, but others disagreed.

Motion to set up Dog Waste Committee to discuss. Seconded.

Action Item: Nancy Lewis setting up Dog Waste Committee to come up with a plan to gather offenders and get them to clean up poop.

New Business:

Bill - Town needs to fix water drainage problem. HOA needs to keep educating Town about the drainage problem. Jack Nickerson is the new Public Works Director for town.

Weekend Board Meetings? Possible, but we will coordinate.

Action Item: None

Old Business:

Action Item: None

Date for Annual Meeting and HOA Board Meeting: 6:00 PM Board Meeting and Annual Meeting 7:00 PM, April 2

Adjourn: Motion to adjourn by Randy F., Ray M. Seconded

**Attachment:**

 [Montclair Subdivision HOA - Income Statement + Budget Dec 31 2022.pdf](#)

 [Montclair HOA - Montclair HOA Balance Sheet Cash basis Dec 31 2022.pdf](#)

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Montclair Subdivision Home Owner's Association, Inc., PO Box 812, Palisade, CO 81526 See [contact page for more info.](#)

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