

Montclair HOA Quarterly Board Meeting

3/9/2025

Meeting Date: Sunday, March 9, 2025

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

Absent: Sandie Cooper

Meeting was called to order at 4:04 P.M. by Gene Fourney (President)

Minutes from December 8, 2024 meeting were approved unanimously. Motion- Gene Fourney, 2nd Motion- Ray Musser

TREASURER REPORT- Nancy Elzas (Treasurer)

- Balance Sheet and Income Report was presented
- Budget comparison was presented and discussed.
- Financials were accepted unanimously as presented. Motion- Tim Laudick, 2nd Motion- Nancy Lewis

COMMITTEE REPORTS

Landscaping- Ray Musser

- As of this date, WD Yards has done the first of the year shrub trimming and cleanup of the Subdivision.
- Nancy Elzas stated contract for 2025 is ongoing from the original contract signed for 3 years beginning in 2024.
- Tim Laudick informed the Board that damages done by the boring for the cable network has been reimbursed by Clear Networkx through WD Yards. Payment for the invoices that were to be reimbursed were sent to WD Yards and then credited to the HOA account.

Architectural - Ray Musser and Tim Laudick

- Spring inspections of the existing structures of the Residences were done on May 7, 2024. 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. Second notifications were sent to the Owners of 823 and 825. No action has been taken by either. It was suggested that Tim Laudick notify them personally.
- **Action Item: Tim Laudick to notify the Owners.**

OTHER ITEMS

- Mr. Sauvage sent an extension of the lease for the vineyard at the south end of the Subdivision till December 31, 2039 to Ray Musser. Extension of the Lease has been signed by both parties and returned
 - Gene Fourney discussed and explained to the Board the logistics of creating a new website for the Montclair HOA.
 - Board approved a contract with Technology West to create a new website for the HOA. Contract was signed by both parties.
- Motion- Ray Musser, 2nd Motion- Nancy Lewis

OLD BUSINESS

- Members of the Board prepared a budget for 2025.
Items that were discussed included the proposals for Tree Care. Tim Laudick shared information from the testing of the soils in the Subdivision and the recommendations of the Colorado State University Extension for fertilization of the lawn and trees.
Discussed the proposal from Sav A Tree for the treatment of insects.
It was decided to contract with Sav A Tree to tree the fruit trees onsite. Line item for Landscape and Irrigation Maintenance, and Office Supplies were left at the same amounts.
Utilities were increased to \$1500 (electric to service the pumps).
There were no Capital Improvement projects included in the Budget.

A new Line Item was created for the HOA Website costs for creation and future maintenance.

Board unanimously approved the Budget for 2025. Budget to be presented to the members of the HOA at the annual meeting for final approval.

Motion by Gene Fourney, 2nd Motion- Ray Musser

NEXT QUARTERLY MEETING DATE

- **July 13,2025, 4:00 P.M. at 843 Montclair Drive**

MEETING ADJOURNED AT 5:05 P.M.

Motion- Tim Laudick, 2nd Motion- Gene Fourney