

# Montclair HOA Quarterly Board Meeting

**12/21/2025**

**Meeting Date:** Sunday, December 21, 2025

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

Board Members Absent: Nancy Elzas, Sandie Cooper

HOA Members present: Tom Damkowitch

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

Minutes from October 12, 2025, were approved unanimously. Motion- Ray Musser, 2<sup>nd</sup> Motion- Tim Laudick

## **TREASURER REPORT-**

- Balance Sheet and Income Report will be available December 31, or January 1.
- Budget comparison was presented and discussed. Expenditures for 2025 will meet the budget for the year.
- Budget results were accepted as presented. Motion- Tim Laudick, 2<sup>nd</sup> Motion- Ray Musser.
- **Action Item: Nancy Elzas will present the Balance Sheet and Income Report when they are completed after the first of the year.**

## **COMMITTEE REPORTS**

### **Landscaping- Ray Musser**

- WD Yards performed the end of year maintenance to the HOA. Irrigation pumps and irrigation systems have been winterized.
- WD Yards performance for 2025 has been great for the most part. Contract will be renewed for 2026. This will be the third year of a three- year contract.

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

- The owners of 823 and 827 Montclair had the fascia of their structures sanded and stained by a Contractor.
- At 860, the Owners were contacted that the renter's truck that has not moved in almost a month or more and appears to not be mechanically sound. Request was made that the truck be moved from HOA property. The truck was repaired and being used again.
- No new issues to report.

## **OLD BUSINESS**

### **South End Property**

- Ray Musser had suggested in the previous meeting that the HOA reach out to different orchards and vineyards to see if any of them have an interest in using the vacant space for raising crops.
- Gene Fourney has reached out to the Talbert's Orchards, Peach Schack, and Restoration Vineyards. None of these had any interest.
- Tim Laudick reached out to the Cunningham Orchards at the request of Sandie Cooper. Caleb Cunningham said that they were not interested in anything less than 3 acres.
- Ray Musser and Tim Laudick reached out to Smith Orchards and Colterris Winery. Hoping to meet with them in 2026.
- Suggestion was made to reach out to Palisade High School or Colorado Mesa University to see if either institution had any kind of program that might be interested in using the property.
- Nancy Lewis contacted a melon grower in the area. He stated the area was too rocky.
- Lavender farms were another suggestion.  
**Action Item: Tim Laudick will contact PHS or CMU to see if they have any programs that might have any interest.**
- **Action Item: Need to continue any company or personnel that may have an interest in the use of the property.**

### **Drainage Pipe along East Property Line**

- Tim Laudick reported that Kirk Land Development has contacted Colorado Department of Transportation, Palisade Irrigation District, and owners of Chronos Builders (owner of irrigated property north of Highway). None of the entities wanted to take responsibility for the drainage pipe.
- Tim Laudick reported that he needs to finish a thorough study of the easements shown on the Montclair Subdivision plat before the Board decides to take any action.
- Construction of the Elbeta Roundabout is scheduled to start on January 16, 2026.

**Action Item: Tim Laudick will see if Mesa County can help locate the easements described on the plat.**

### **NEW BUSINESS**

#### **Budget 2026**

- Board discussed preparing a budget for 2026. Budget is due for the HOA Annual meeting.
- Request for Proposals for tree trimming for the Budget was sent to six Tree Contractors from the area. Three companies toured the Subdivision. Only one proposal was received at this time. It was unacceptable. Follow up will be made with the others to see if they are willing to give a proposal.
- **Action Item: Tim Laudick will follow up with the other five Tree Contractors for a response to the RFP.**

#### **Review of any Complaints**

- No complaints have been received at this time.

## **Open Discussion**

- Nancy Lewis brought a concern of responsibility for trees and any damage that might occur from the trees to any structures that don't belong to the HOA. In the discussion, statements were made that the root cause of a tree limb breaking off or falling over such as weather would most likely be considered an "act of God". HOA owners should contact their home or car insurance companies for their response.
- Nancy Lewis brought up the subject of watering the trees in the Subdivision due to dry conditions.
- **Action Item: Nancy Lewis has a soils moisture gauge and will test the soils throughout the Subdivision and let the Board know the soils condition before taking any action.**

## **NEXT QUARTERLY MEETING DATE**

- **March 9,2026, 4:00 P.M. at 843 Montclair Drive**

## **MONTCLAIR DRIVE HOMEOWNERS ANNUAL MEETING DATE**

- **March 9,2026, 5:30 P.M. at 843 Montclair Drive**

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

Motion- Ray Musser, 2<sup>nd</sup> Motion- Nancy Lewis