

Montclair HOA Quarterly Board Meeting

7/13/2025

Meeting Date: Sunday, July 13, 2025

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

Board Members Absent: Sandie Cooper

Meeting was called to order at 4:00 P.M. by Gene Fourney (President)

Minutes from March 9, 2025, meeting was approved unanimously. Motion- Ray Musser, 2nd Motion- Gene Fourney

TREASURER REPORT- Nancy Elzas (Treasurer)

- Balance Sheet and Income Report was presented and discussed
- Budget comparison was presented and discussed. Currently, expenditures are within the budget for the year.
- Financials were accepted as presented. Motion- Tim Laudick, 2nd Motion- Ray Musser

COMMITTEE REPORTS

Landscaping- Ray Musser

- As of this date, WD Yards has done a great job of mowing and trimming of the grass in the HOA.
- A dry area has appeared in the East Commons area at 857 Montclair along the sidewalk. Ray Musser has informed the Board that the existing sprinkler needs to be raised and possibly a new sprinkler be added at the location nearby.
- Nancy Lewis is concerned that the water usage is extremely high in some areas and that water is being wasted.
- Tim Laudick was notified that the irrigation pond had possibly overflowed causing a large ponding of water along Cresthaven Acres block wall just west of the pond. The Cresthaven Acre resident had noticed the water

A site visit was made at that time to find that the pond had not overflowed. With help of the Cresthaven Acres residents and their President of the Subdivision Board, the leak was from the Cresthaven Acres main irrigation line located just west of the block wall. The pump for this line was shutoff till the leak could be fixed.

- Nancy Lewis suggested that vines along the west property line be maintained this summer and moved in the Fall/ Winter and not allowed to grow under the Cresthaven Acres block wall.
- **Action Item: Ray Musser to contact WD Yards to schedule the maintenance.**
- **Action Item: Tim Laudick will check irrigation time clocks and adjust accordingly.**

Tree Care- Nancy Lewis

- Nancy Lewis suggested that some of the trees in the Subdivision may need to be trimmed to meet the Town's code for height from the sidewalk. Also, some may need to be trimmed to keep away from roofs.
- **Action Item: Nancy Lewis will make a list of possible trees that need trimmed to Ray Musser for him to contact WD Yards to schedule this work.**
- **Action Item: Nancy Lewis to get information about the timing and size of limbs (diameter) that can be trimmed and report this information to Ray Musser and Tim Laudick.**

Architectural - Ray Musser and Tim Laudick

- To date the owners of 823 and 827 Montclair have not taken action to stain the fascia of their structures.

The Owners were contacted twice, in person, and the situation was discussed.

Board has decided to contact the Owners in writing with a deadline of September 30 to correct the situation, or the Board will hire a contractor to complete the work and assess the costs to Owner.

- **Action Item: Tim Laudick will issue FINAL notification.**

OLD BUSINESS

- The new website for the HOA has been produced and sent to the members of the Board for their comments.
- Gene Fourney gave a thorough presentation of the new website and answered questions of different categories.
- Board approved the new website.
Motion- Tim Laudick, 2nd- Nancy Elzas
- The new website is scheduled to go online during the week of July 14- July 21 under the address of montclairdrive.org.
- **Action Item: Gene Fourney to release the Website**

NEW BUSINESS

Colorado Vineyard Specialist Lease- XCEL Cease and Desist Letter

- Colorado Vineyard Specialist was issued a Cease-and-Desist Order at the HOA property located at the south end of Montclair Drive due to violations of EXCEL protocol for activities in the easement in which a high-pressure gas line exists.

A video conference call was held with representatives of EXCEL, Gene Fourney, Tim Laudick, and Ray Musser on July 9, 2025, to get a better explanation of the activities that took place.

Apparently, Colorado Vineyard Specialist had not updated the required utility locates at the site. When work began to install the infrastructure for the vines, an EXCEL representative asked for the work to stop until the locates could be renewed and that the proper personnel from EXCEL could be present to observe the work.

Colorado Vineyard Specialist work crew continued to install the infrastructure which included the driving of 4" steel pipe near the high-pressure gas line.

With these facts and the work done, EXCEL reported that they would issue their decision on whether the infrastructure could remain and that planting of the vines could be done.

- **Action Item: None at this time**

Basketball Goal at the East End of Fairhaven Drive

- A basketball goal was erected at the east end of Fairhaven Drive by the residents (renters) of 860 Montclair Drive.

A discussion with the Owner of the basketball goal was had between him, Ray Musser, and Tim Laudick. He informed them that he knew that the HOA did not allow basketball goals in the Subdivision, so he went to the Town of Palisade to get their permission to put the goal in the present location.

After discussion by the Board, decision was made to have Ray Musser and Tim Laudick speak to the gentleman and have the basketball goal removed.

Dog Pen at 817 Montclair Drive

- New Owners of 817 Montclair Drive have erected a dog pen in the back of their residence. Erection of structures in the landscape areas is prohibited by the Bylaws and Policies of the HOA.

After discussion, Board decided that the Owners needed to be contacted and have the dog pen removed from the landscaped areas.

- **Action Item: Tim Laudick speak to the Owners**

Planned Roundabout at Front Street and Elberta Avenue

- Kim Turner, president of the Cresthaven Acres HOA suggested that members of the Montclair Drive HOA request a set of plans for the future roundabout to be constructed at the intersection of Front Street and Elberta Avenue and review them before final approval.
- **Action Item: Members of the Board to review the plans**

NEXT QUARTERLY MEETING DATE

- **October 12,2025, 4:00 P.M. at 843 Montclair Drive**

MEETING ADJOURNED AT 5:38 P.M.

Motion- Ray Musser, 2nd Motion- Nancy Elzas

