

Montclair HOA Quarterly Board Meeting

10/12/2025

Meeting Date: Sunday, October 12, 2025

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

Board Members Absent: Nancy Lewis

HOA Members present: Rob Wagner (852), Christine Wagner (852), Kate Mickus (829)

Meeting was called to order at 4:06 P.M. by Gene Fourney (President)

Minutes from July 13, 2025, meeting were approved unanimously. Motion- Ray Musser, 2nd Motion- Nancy Elzas

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. Utilities (electric bill for irrigation pump) may exceed costs by the year end.
- Financials were accepted as presented. Motion- Tim Laudick, 2nd Motion- Gene Fourney

COMMITTEE REPORTS

Landscaping- Ray Musser

- As of this date, WD Yards performance of mowing and trimming of the grass in the HOA has become unacceptable. This seems to be a trend with WD Yards in the past due to loss of seasonal employees.
- Irrigation system will be shut off temporarily as we continue to get sufficient rain. End of season shut down is scheduled for October 23.

Tree Care

- Trees in the Subdivision will need to be trimmed in 2026. Tim Laudick suggested that a Request for Proposals be put together to give to prospective contractors as a guideline to prepare their quotes. This will allow the Board to be compare the quotes equally.
- **Action Item: Tim Laudick to coordinate with Nancy Lewis to author an RFP for tree trimming for 2026 to prepare for 2026 budget.**

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 by mail three times.
The Owners were also contacted twice, in person, and the situation was discussed.
Owners were contacted given a deadline of September 30 to correct the situation. No action has been taken.
Board decided to get quotes to hire a contractor to complete the work and asses the costs to Owner.
- Owner at 835 installed a new garage door without notifying the Board. The color of the garage door doesn't match the color of the neighboring door. Owner will be notified to correct the situation.
- At 860, Renters have a truck that has not moved in almost a month and appears to not be mechanically sound.
- **Action Item: Tim Laudick will get quotes to stain the fascia.**
- **Action Item: Tim Laudick will write a letter to notify the Owner of 835 of the situation with the garage door color.**
- **Action Item: Tim Laudick will write a letter to notify the Owner of 860 of the situation with truck.**

OLD BUSINESS

- Gene Fourney gave a thorough presentation of the new website to the new members of the HOA present and answered questions of different categories.
- Gene Fourney explained the billing from Technology West for creating the new website. Technology West will waive the additional \$100 charge.
- Board will be responsible for the maintenance of the website

NEW BUSINESS

Vacant Area at the South end of Montclair Drive

- The structures for the Vineyard at the south end of Montclair Drive have been removed as requested by the Board since the lease has been terminated.

Ray Musser suggested 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.

Different members of the Board volunteered to contact specific businesses in the valley.

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 letter was written to the Owner of 860 requesting that the basketball goal and a boat be removed.

Both items have been removed.

Planned Roundabout at Front Street and Elberta Avenue

- Gene Fourney received a plan from CDOT showing the planned drainage for the new roundabout. This plan shows that some of the drainage from the roundabout area will end up in the existing inlets on the north and south sides of the existing Highway 6 near the Montclair Drive Subdivision. The drainage pipe from the south inlet is the pipe that crosses the Subdivision and extends south to the canal and leaks behind 843 Montclair.

Tim Laudick contacted Kim Kirk Land Development to determine who has the responsibility of maintaining the pipe.

Budget 2026

- Board discussed preparing a budget for 2026.
Tree trimming appears to be the only item at this time that needs to have proposals presented to the Board.
- **Action Item: Nancy Lewis and Tim Laudick receive and prepare quotes for tree trimming in 2026.**

NEXT QUARTERLY MEETING DATE

- **December 21,2025, 4:00 P.M. at 843 Montclair Drive**

MEETING ADJOURNED AT 5:30 P.M.

Motion- Ray Musser, 2nd Motion- Sandie Cooper