

Montclair HOA Quarterly Board Meeting

12/8/2020

Meeting Date: Tuesday, December 8, 2020

Board Members Present: Tim Laudick (President), Ray Musser (Vice President), Randy Fay (Treasurer), Nancy Lewis, Mike Davis, Sandie Cooper, Leslie Randolph

Board Members Absent: Dan Collins

Meeting was called to order at 7:09 P.M. by Tim Laudick (President)

Minutes from September 15, 2020 meeting. Ray Musser moved to approve. Lesley Randolph seconded. Minutes were unanimously accepted by the Board present.

FINANCIAL REPORT: Randy Fay

Balance Sheet and Income Report, Expense Report, and Budget Variance was presented by Randy Fay and reviewed by the Board. Mike Davis moved to accept the Financials. Sandie Cooper seconded. Accepted unanimously by the Board present.

Tim Laudick presented a preliminary version of 2021 Budget. This version included the amount of costs from the Bookcliff Gardens proposal to continue Landscape and Irrigation Maintenance, remaining balance of the anticipated tree trimming, and Capital Improvements for the pumphouse, installation of valves in the pumphouse, and work on the pond overflow outlet and gate valve.

The proposals from Bookcliff Gardens for the Landscape and Irrigation maintenance are for two year and three-year contracts. The cost is approximate 6% increase above the 2019-2020 contract. The increase was explained by Bookcliff Gardens as an increase for mandatory wages. Board considered the proposals and decided that Bookcliff Garden is performing their work satisfactorily and should accept the three-year proposal. Nancy Lewis is trying to obtain an updated proposal for the remainder of the trees to be trimmed.

After review of the Preliminary 2021 Budget, Ray Musser proposed that the Board use their authority to raise the HOA dues 10%. After discussion, Mike Davis made the motion to approve and Sandie Cooper seconded. Board voted unanimously to raise the dues to \$290.00 per quarter or \$1,160.00 annual starting in 2021.

Board to approve a 2021 Budget at the March 2021 Quarterly Meeting. Preliminary budget attached.

LANDSCAPING: Ray Musser

Ray Musser reported that he felt overall that the performance of the landscaping and maintenance by Bookcliff Gardens was satisfactory. Irrigation system was blown out and

prepared for Winter in October. A final cleanup of brush and leaves were done in November. Activities for the rest of 2020 have subsided and will continue in March 2021.

ARCHITECTURAL

Maintenance to Unit 836 is on hold for the time being.

Owner of Unit 865 was notified by Tim Laudick of his delay in maintenance to his unit. The Owner had started the process of staining the deck and fascia but has been sick and the maintenance has not continued. Follow up should be done in the Spring 2021.

Owner of 843 and Owner of Unit 851 had the repairs on their Units completed in November 2020.

OLD BUSINESS

The Board sent a letter to the Town of Palisade to encourage the approval of Building Permit for 3719 G Road for construction of fences.

Galaxy Asphalt completed crack sealing in the alley in October.

NEW BUSINESS

Construction of Crest Haven Acres Phase 2 (subdivision to the west) appears to be gearing up with survey.

Tim Laudick tried to contact CHRONOS Builders, owner and developer, to either set up a meeting with the Board or interested owners to explain what activities the Montclair Subdivision should anticipate during the construction of the Phase 2.

Robert Jones of Vortex Engineering contacted Tim Laudick on behalf of CHRONOS Builders. Instead of a meeting, which wouldn't fit his schedule, he suggested that anyone contact him or Andy Wilke of the same office. His contact information is:

Robert W. Jones II, P.E., CFM
Vortex Engineering, Inc.
861 Rood Avenue

Grand Junction, CO 81501

970-245-9051 office

970-245-9052 office

970-245-7639 fax

rjones@vortexeng.us

Web site: www.vortexeng.us

He did say that Phase 2 is to begin on December 10 with the clearing and grubbing of the site, followed by utilities, earthwork, and roadway construction. Duration will be approximately

December through May/June. He requested that if anyone has problems with the construction to contact himself or Andy.

HOA ORGANIZATION

Tim Laudick had informed the Board in the September Quarterly meeting that he is resigning his position on the HOA Board at the end of 2020. Mike Davis announced his resignation from the Board as of December 8th.

Ray Musser will become the interim President until the Annual Meeting.

Leslie Randolph volunteered to become the Secretary.

Discussion was had of how to recruit new members to the HOA Board. A lot of HOA members (Owners) may not realize that some of the present members have been HOA Board members for up to 11 years or longer. This is a volunteer position for people that care about the Subdivision. Suggestions were made to change the Bylaws to allow non Owners such as residents of the Subdivision (renters) to become HOA Board Members or Honorary Board Members to help with some of the activities performed by the Board. Names of Owners were suggested that might consider being on the HOA Board. Present Board members were encouraged to contact these people.

Action Items: Board Members- recruit new members, Tim Laudick- Compose mass Email to HOA members

NEXT QUARTERLY MEETING DATE

March 9, 2021, 6:00 P.M. Online

ANNUAL MEETING DATE

March 9, 2021, 7:00 P.M. Online

**2021 PRELIMINARY BUDGET
Montclair Subdivision HOA**

	ACTUALS	ACTUALS	ACTUALS	BUDGET	ACTUALS	BUDGET	ACTUALS	BUDGET	2021 PRELIMINARY BUDGET	NOTES
	2016	2017	2018	2018	2019	2019	2020	2020		
Revenue										
Dog Waste Assessment	(40.00)	600.00	40.00	0.00	120.00	0.00		0.00		
Dues	33,280.00	33,440.00	36,832.00	36,120.00	36,696.00	36,960.00		36,960.00	40,600.00	
Total Revenue	33,240.00	34,040.00	36,872.00	36,120.00	36,816.00	36,960.00		36,960.00	40,600.00	
Gross Profit	33,240.00	34,040.00	36,872.00	36,120.00	36,816.00	36,960.00	36,960.00	36,960.00	40,600.00	
Operating Expenses										
Capital Improvements and Maint	990.00	2,592.90	1,500.00	2,245.00	3,692.00	3,829.00	2,656.00	2,000.00	2,500.00	Pumphouse Valves, Outlet and new valve
Dog Waste	551.99	480.00	597.00	810.00	963.08	840.00	840.00	840.00	840.00	Contract
Insurance-Liability	625.00	625.00	625.00	700.00	625.00	700.00	625.00	700.00	700.00	Necessary
Irrigation Maintenance	1,516.48	4,161.01	1,805.35	3,000.00	5,432.41	3,000.00	1,912.00	3,000.00	3,000.00	Estimate
Landscape Maintenance Contract	22,634.00	24,753.00	26,415.00	26,415.00	27,675.00	27,675.00	27,675.00	27,675.00	29,444.00	6 % INCREASE, NEW CONTRACT for 3 years
Landscape Replacement & Repair	504.84	425.94	453.34	500.00	1,788.43	1,766.00	176.00	595.00	595.00	Estimate
Licenses and Permits	45.00	50.00	30.00	50.00	25.00	50.00	43.00	50.00	50.00	Necessary
Miscellaneous	150.00	-	213.66	200.00	38.55	200.00	0.00	200.00	200.00	Estimate
Office Supplies	723.81	534.21	493.39	700.00	531.00	700.00	531.00	700.00	700.00	Necessary
Trimming (Trees and Bushes)	-	-	-	-	-	-	1,825.00	-	1,980.00	REMAINING TREE TRIMMING
Utilities	1,100.38	1,711.91	847.36	1,500.00	863.53	1,200.00	887.00	1,200.00	1,200.00	Estimate
Total Operating Expenses	28,841.50	35,333.97	32,980.10	36,120.00	41,634.00	39,960.00	37,170.00	36,960.00	41,209.00	
Operating Income / (Loss)	4,398.50	(1,293.97)	3,891.90	0.00	-4,818.00	-3,000.00	-210.00	0.00	-609.00	
Other Income and Expense										
Interest Income	31.54	16.79	227.34	0.00	38.03	0.00	0.00	0.00	0.00	
Other Income (I)	-	44.05	74.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Income and Expense	31.54	60.84	301.34	0.00	38.03	0.00	0.00	0.00	0.00	
Net Income / (Loss)	4,430.04	(1,233.13)	4,193.24	0.00	-4,779.97	-3,000.00	-210.00	0.00		
ASSETS										
Checking Account										
Balance as of December 31	8,029.43	6,775.09	11,102.64		2,369.73					
Money Market Account - Reserve Fund										
Balance as of December 31	32,737.17	32,752.38	32,768.36		35,992.36					
Total Cash	40,766.60	39,527.47	43,871.00		38,362.09					

OTHERS
Pumphouse repairs- Siding