

Montclair Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

Date: Tuesday, January 14, 2014
Hour: 7:00 P.M.
Place: Sentry Management

Approved Minutes

1. **Call to Order:** Motion made by Stan Lincoln to call the meeting to order at 7:00pm.
2. **Establish Quorum:** Four of five Directors present—Stan Lincoln, Mike McCullers, Ed Graziani, and Yvonne Lorah, therefore a quorum was established. Brenda Messler was absent. Also in attendance was Mary Burns as representative from Sentry Management.
3. **Proof of Notice:** Meeting notice was posted at least 48 hours in advance of the meeting date and time.
4. **Approval Previous Meeting Minutes—December 10, 2013:** Motion made by S Lincoln and seconded by E Graziani to approve the meeting minutes from December 10, 2013 with no changes or corrections, all in favor, none opposed, motion passed unanimously.
5. **Review ARB Applications:** Motions to approve/disapprove applications are as follows:
 - a. 11516 Lyons Court—screened patio extension—Motion made by E Graziani and seconded by M McCullers to approve the application as submitted.
 - b. 11311 Cannes Court—shed—Motion made by E Graziani and seconded by S Lincoln to approve the application as submitted.
 - c. 10971 Versailles—fence—Motion made by Y Lorah and seconded by M McCullers to approve the application as submitted.All in favor, none opposed, motion passed unanimously.
6. **Manager's Report:** Read.
7. **Financial/ Collection Review:** Questions on November adjustment to Allowance of Bad Debt and Larsen's collection reports.
8. **Covenant Enforcement:** Reviewed violation listing and a few more were added and approved for sending to owners. Wording was also discussed for fencing and need for house exterior maintenance. Motion made by S Lincoln and seconded by Yvonne Lorah to move forward with the next step of the covenant enforcement file on lot 38, all in favor, none opposed, motion passed unanimously.
9. **Unfinished Business**
 - a. **Brick Wall Cleaning/Pointing:** New vendors to be contacted for bids.

10. New Business

- a. **Landscaping:** Manager to set meeting with landscape company representative for an afternoon so President may attend to review current concerns of landscape beds and plants.
- b. **Lake County Trash Pick-up Changes:** Motion made by S Lincoln and seconded by Y Lorah to send letters to owners asking their preference on the trash pick-up options of 1-1-1 or 2-1 as indicated in the notice received from Lake County, votes were as follows:
 - i. **Yea**—S Lincoln
 - ii. **Yea**—Y Lorah
 - iii. **Nay**—E Graziani
 - iv. **Nay**—M McCullers

Vote result was 2-2, therefore motion does not pass.

Motion made by Y Lorah to post the trash pick-up notice in the bulletin boards with a short note stating the Board will be discussing and voting on the options at the February 11, meeting. Motion was seconded by E Graziani, all in favor, none opposed, motion passed unanimously.

- c. **Other—as Board designates**
- d. **Owner Forum**

11. Establish Date for Next Meeting-February 11, 2014

12. Adjourn: Motion made by M McCullers and seconded by Y Lorah to adjourn the meeting at 9:13pm, all in favor, none opposed, motion passed unanimously.

Submitted by:
Mary Burns, LCAM
Sentry Management

Date Approved: February 11, 2014-MB