

Montclair Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

Tuesday, March 12, 2013, 7:00pm

Sentry Management Office

Minutes—with Correction

1. **Call to Order:** Meeting called to order at 7:00 by Bob Stone.
2. **Establish Quorum is Present:** All five directors present, Bob Stone, Brenda Messler, Mike McCullers, Stan Lincoln, and Rita Bay, therefore quorum established. Also present was Mary Burns as representative from Sentry Management.
3. **Proof of Notice:** Meeting notice was posted in community at least 48 hours prior to the meeting date and time.
4. **Approval Previous Meeting Minutes—February 12, 2013:** Motion made by S Lincoln to approve the meeting minutes from February 12th with no changes or corrections, motion seconded by B Messler, all in favor, none opposed, motion passed unanimously.
5. **Review ARB Applications:** Motions to approve/disapprove applications as follows:
 - a. 10519 Versailles-Fence—Approved as submitted-motion made by S Lincoln, seconded by B Stone.
 - b. 11516 Lyons-Gutters—Approved as submitted, motion made by B Messler, seconded by M McCullers.
 - c. 11516 Lyons—120 Propane gas tank—Approved with comments: as per building code re: electrical box spacing. Motion made by B Stone and seconded by B Messler.
 - d. 11516 Lyons—repair/extend rear concrete patio and pathway—Approved as submitted, motion made by B Stone and seconded by R Bay.
 - e. 11516 Lyons—extend driveway and pathway to rear yard and removing two palms within the area to clear—Approved as submitted. Motion made by B Stone and seconded by S Lincoln.
 - f. 11516 Lyons—repair and extend boat dock within to rear yard for 12x16 size—Approved as submitted. Motion made by B Stone and seconded by S Lincoln.
 - g. 11516 Lyons—Exterior Paint—revised scheme to #6 in color book—Approved as revised at meeting-scheme 6 in color book. Motion made by B Stone and seconded by B Messler.

All in favor of the above applications, none opposed, motions passed unanimously.
 - h. 11516 Lyons—Shed-wood—Tentatively Approved with comments: Tentative approval with measurements of location specified and roof shingle (architectural) as well as painted same color as house. Motion made by S Lincoln, seconded by B Messler, Yea—R Bay, M McCullers, Nay—B Stone, therefore motion passed 4-1.
6. **Manager's Report**—Reviewed with minor questions.

7. Financial/ Collection Review

A. Waiver Requests—

- b. Lot 124—Owner requested the Board waive the intent-to-lien fee of \$46.77. Motion made by B Messler and seconded by S Lincoln to deny the waiver request of the intent-to-lien fees as these are hard costs for the Association and the Board will continue to adhere to the collection policy in place, all in favor, none opposed, motion passed unanimously.
- c. Lot 50— Owner requested the Board waive the intent-to-lien fee of \$46.77. Motion made by B Messler and seconded by S Lincoln to deny the waiver request of the intent-to-lien fees as these are hard costs for the Association and the Board will continue to adhere to the collection policy in place, all in favor, none opposed, motion passed unanimously.

8. Covenant Enforcement

9. Old Business

- a. **Bulletin Boards**—B Stone was able to negotiate a lower price on the bulletin boards from US Markerboard from \$3,028.33 to \$2,582.32 for an additional 10% volume discount. Motion made by B Stone and seconded by S Lincoln to approve installation by Sentry Management for the agreed price of \$80 per board ~~plus the cost of concrete~~, all in favor, none opposed, motion passed unanimously.

One set of posts were not correct and the holes do not match those of the bulletin board received. Management has contacted the vendor and they requested, if the client was willing, to drill two new holes rather than sending the posts back. B Stone and M McCullers offered to move forward and drill the posts to match the board, and then Sentry could come by to install it at the last location. Motion made by B Messler and seconded by S Lincoln to allow the Board members to make whatever adjustments to the posts as necessary to have posts assembled for installation, all in favor, none opposed, motion passed unanimously.

- b. **Insurance Renewal-3/20/2013 Approval**—Motion made by B Stone and seconded by R Bay to approve the revised quote on commercial insurance package and D&O coverage from Sihle for \$4,089.99 with Tower Hill and a \$2,500 per event deduction, all in favor, none opposed, motion passed unanimously.

11. New Business

- a. **Other**—as Board designates--None
- b. **Owner Forum**

12. Establish Date for Next Meeting-April 9

- 13. Adjournment**—Motion made by B Stone and seconded by S Lincoln to adjourn the meeting at 9:09pm, all in favor, none opposed, motion passed unanimously.

Submitted by:
Mary Burns, LCAM
Sentry Management

Date Approved: April 9, 2013--MB