

Montclair Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

Tuesday, April 9, 2013, 7:00pm

Sentry Management Office

Minutes with Changes

1. **Call to Order**—Meeting called to order at 7:00 by Bob Stone.
2. **Establish Quorum**—Four of five directors present, Bob Stone, Brenda Messler, Mike McCullers, and Stan Lincoln, therefore quorum established. Rita Bay was absent. Also present was Mary Burns as representative from Sentry Management.
3. **Proof of Notice**—Meeting notice was posted in the community at least 48 hours prior to the meeting date and time.
4. **Approval Previous Meeting Minutes—March 12, 2013**—Motion made by S Lincoln to approve the meeting minutes from March 12, 2013 with correction of pricing on installation of bulletin boards was \$80 flat fee, motion seconded by B Stone, all in favor, none opposed, motion passed unanimously.
5. **Review ARB Applications**—Motions to approve/disapprove applications are as follows:
 - a. 10649 Versailles—Fence replacement—Approved with comments: Posts to face interior of property—"Good" side out—motion made by M McCullers, seconded by S Lincoln.
 - b. 11036 Bronson—Fence on side of rear yard along Marseilles—Approved with comments: Posts must face interior of property/Good side out—motion made by B Stone, seconded by B Messler.
 - c. 10505 Versailles—Exterior Re-Paint—Approved as submitted—motion made by B Messler, seconded by B Stone.
 - d. 10846 Versailles—Exterior Paint—Approved as submitted—motion made by S Lincoln, seconded by B Stone.
 - e. 11040 Versailles—Remove large oak tree north side of house—Approved as submitted—motion made by S Lincoln, seconded by B Stone.
 - f. 10813 Versailles—Re-landscape front yard, replace grass with Zoysia—Approved as submitted—motion made by S Lincoln, seconded by B Stone.All in favor of the above applications, none opposed, motions passed unanimously.
6. **Manager's Report**--Reviewed
7. **Financial/ Collection Review**
 - a. **Attorney Action**—Motion made by B Stone and seconded by B Messler to forward discussed lot owner to the attorney for lien foreclosure action, all in favor, none opposed, motion passed unanimously. (Closed addendum on file)
8. **Covenant Enforcement**—nothing at this time.

9. Old Business

a. None

11. New Business

a. Other—Reimbursement—motion made by B Stone to approve reimbursement of \$19.71 to B Messler for garage sale signs, all in favor, none opposed, motion passed unanimously.

b. Owner Forum

12. Establish Date for Next Meeting-May 14

13. Adjourn—Motion made by B Stone and seconded by S Lincoln to adjourn the meeting at 8:14pm, all in favor, none opposed, motion passed unanimously.

Submitted by:

Mary Burns, LCAM
Community Association Manager
Sentry Management

Date Approved: May 14, 2013-MB