

# Montclair Homeowners Association, Inc.

## BOARD OF DIRECTORS MEETING

Tuesday, June 11, 2013, 7:00pm

Sentry Management Office

### Minutes

1. **Call to Order**—Meeting called to order at 7:00 by Bob Stone.
2. **Establish Quorum**—Five of 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 the community at least 48 hours prior to the meeting date and time.
4. **Approval Previous Meeting Minutes—May 14, 2013**—Motion made by B Stone to approve the meeting minutes from May 14, 2013 with change to remove address and insert lot number for Covenant Enforcement issue. Motion seconded by B Messler, all in favor, none opposed, motion passed unanimously.
5. **Review ARB Applications**—Motions to approve/disapprove applications are as follows:
  - a. 11004 Versailles—Landscape changes—Approved as submitted, motion made by B Stone, seconded by B Messler.
  - b. 11101 Versailles—Repair/Surface finish driveway—Approved as submitted, motion made by S Lincoln, seconded by R Bay.
  - c. 10754 Versailles—Landscape changes—Approved as submitted, motion made by S Lincoln, seconded by R Bay.All in favor of the above applications, none opposed, motions passed unanimously. B Messler abstained from voting on 10754 Versailles since she is the owner and submitted the application for review.
6. **Manager's Report**—Reviewed and discussed
7. **Financial/ Collection Review**
  - a. Motion made by B Stone and seconded by R Bay to move forward with attorney action on file designated on Collection spreadsheet (V26-31).
  - b. Board also requested management to move as quickly as possible on collection action on the new owner for other file designated on Collection spreadsheet (V99-17).  
Copy of designated Collection spreadsheet is in sealed envelope of minutes book.
8. **Covenant Enforcement**
9. **Old Business**
  - a. None
11. **New Business**
  - a. **Landscaping—mulch for Magnolia Trees**—Board requested quote on using pine straw, therefore no decision made at this time.
  - b. **Memorial Day Flags—missing**—Board discussed issue with theft and police report was filed to place incident on record.
  - c. **Other—None**
12. **Owner Forum**
13. **Establish Date for Next Meeting-July 9**
14. **Adjourn**—Motion made by B Stone and seconded by S Lincoln to adjourn the meeting at 8:20pm, all in favor, none opposed, motion passed unanimously.

**Submitted by:**  
Mary Burns, LCAM  
Community Association Manager  
Sentry Management

**Date Approved:** July 9, 2013-MB