Montclair Homeowners Association, Inc.
Board of Directors Meeting
September 13, 2011
Minutes

1. A quorum was established. In Attendance: Bob Stone – President, Brenda Messler - Secretary, Rita Bay - Vice President, Kathi McCaskill - Treasurer and Stan Lincoln - Director. Also present was Michelle Saunders from Sentry Management.

2. The meeting was called to order at 7:00 p.m. by President Bob Stone.

3. Proof of Notice was given

4. Reading and Adoption of Minutes:
   Bob Stone made a motion to adopt the minutes of the August 9, 2011 meeting as presented. Brenda Messler seconded the motion and it carried unanimously.

5. ARB Approvals:
   11005 Versailles- Paint
   Bob Stone made a motion to approve the application. Stan Lincoln seconded the motion and it carried unanimously.
   11353 Marsailles- Fence
   Rita Bay made a motion to approve the application. Kathi McCaskill seconded the motion and it carried unanimously.

6. Financial Review: August Financial Report was reviewed.
   6045 $100 needs to be moved to 6050
   Send Board a copy of the draft budget
   Send board copy of the SECO bill

7. Managers report was read by Michelle Saunders.

8. Old Business:
   A. Dock Maintenance: Stan Lincoln updated the board on the status of the dock repairs. Submitted receipts for reimbursement.
   B. Property Violations: Reviewed the violation list. Send fining letter and newsletter (similar to Park Ridge) to board to review, may send out with annual meeting notice.

9. New Business:
   A. CPA Engagement Letter: Bob Stone made a motion to approve. Kathi McCaskill seconded the motion and it carried unanimously.
   B. Irrigation/ Landscape Items: The board called Chris Smith from Smithwell to answer questions about the bid. Bob Stone made a motion to approve. Kathi McCaskill seconded the motion and it carried unanimously.
   C. Other: Send a letter to Lot 94 regarding rain barrels and football flag.
      Check status of Liens.

10. The next meeting was scheduled for Tuesday, October 11, 2011 at 7:00 p.m. at Sentry Management.

11. There being no further business to come before the Board a motion to adjourn was offered by Brenda Messler and seconded by Stan Lincoln. The meeting was adjourned at 8:30p.m. All in favor.

Respectfully Submitted,

MS 10/11/11

Michelle Saunders, LCAM