

**Montgomery West Homeowners Association
Annual Meeting
November 14, 2017**

Board Members in Attendance:

President – Mikayla Higgins
Vice-President, AERC chair – Rod Olaya
Treasurer – Michele Heffner
Secretary – Vincent Delgado
Member-at-large – Lula Davies

Non-members in Attendance: Steve Higgins / Maryann Holleran / Bill Holleran / John Clay / Deborah Clay / Steve Kwilas /Carolynn Skinker / Charles Labarge / Denise Serieux / Chris Rhawn / Sundar Chockalingham / Akshay Kumar

Proxy-forms received: None

Opening:

- Meeting called to order at 7:00 pm by President Mikayla Higgins

Board introduction:

- Members of the board were introduced
- Election information was provided for the current board vacancies (2) and the nominations (2) received for 2018-2019 board election taking place later in the evening.

Business:

- The Secretary's highlights from the 2017 MWHOA Minutes were shared (see attached)

Treasurer's Report:

- The MWHOA overall finances are stable and are on track to meet the 2017 budget.
- The treasurer reviewed the status of the different fund (Legal, Capital & Operating) all are in good standing and in line with the county recommendations.
- Given the current level of funding, recommendations were made to use the asset available in the Capital improvements fund to initiate needed upgrading projects throughout the community.
- The annual bookkeeping audit was in progress and on track to be completed by end of the year – No Major findings were reported as of today's date.
- The billing schedule was reviewed, and notes was taken to address concerns by HOA member, not receiving their quarterly bills

2018 budget

- No major changes expected from previous year
- Contract renewal with Greenlink (lawn service) expected at the beginning of 2018
- Review concern on Snow removal budget allocation – reminded members that the HOA is not responsible for the snow removal on the county street
- Discussed the annual cost of the storage unit & noted recommendation to look into digitizing HOA documents going forward. Investigation needed for rules on documentation/record keeping (7 years record keeping requirements)

2017 Improvements

- Removal of a huge dying tree behind Blue Heron.
- Removal of a large fallen tree that had been blocking access to a common area behind Mourning dove for several years
- Pruned a large evergreen behind blue heron that was blocking the common area.
- Cleaned up cluster of trees in the common area behind March hawk where trash was being thrown

Homeowner Input

- **HOA and Homeowner signs policy** - The board reviewed the current concerns with the current HOA signage policy and the limitations. After feedback from the assembly, plans are to review the current policy and to use the newsletter to have members respond and give their input on potentials changes
- Inquiry for the county schedule road inspection & re-pavement- no concrete information available Best recommendation is to take pictures of the damaged area and report it to the county – the president gave examples of road repairs completed after submitting a report along with pictures of the damaged sections
- Investigate the HOA interest in organizing Community clean-up day
- Mention to remind Greenlink to also pick-up the bags of trash left in certain areas of the HOA as part of the scheduled clean-up
- Consider including section behind blue heron as a landscaping project for the spring cleanup
- Members concerns with vans/trucks/buses being parked along Centerway were discussed – recommendation to use the non-emergency county police line to report the concerns. Members noted visible improvements after reporting the complaints.
- General discussion concerning parking situation around the kinglet circle mailbox & solar panels installation – no further actions noted

Elections

- Motion: Call to vote for new members by Mikayla Higgins
 - Vote: Motion carried unanimously
 - Resolution: Lula Davis & Maryann Holleran were unanimously elected to the 2018-2019 Montgomery West HOA Board. Officer positions will be decided by the board at the first meeting of 2018, per HOA rules

Closing

- Motion Call to adjourn meeting by Mikayla Higgins
 - Vote: Motion carried unanimously
 - Resolution: Meeting adjourned at 8:35 pm

Vincent Delgado, President

Lula Davis, Secretary

Date: _____

Date: _____