

**Montgomery West HOA  
Annual Board Meeting Minutes  
November 16, 2021**

The Annual HOA meeting was held via Zoom and called to order at 7:02pm by President Steve Stefany.

**Board Attendees:** Steve Stefany, President, Maureen Serieux, Vice President and AERC Chair, Sundar Chockalingam, Treasurer, Thelena Williams, Secretary, Cheryl Horton, Member-at-Large and Jim Horton, Member-at-Large.

**Members Present via Zoom:** Shimalum Kitanko

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**Proxy Ballots:** In lieu of Members in attendance for the annual meeting via Zoom the Board received over ten percent of returned ballots for a quorum of casting votes.

**Approval of Minutes:** Due to COVID-19 restrictions all minutes for 2021 viewing were shared with Members via the HOA website. Minutes presented for approval were motioned by Cheryl Horton and second by Sundar Cockalingam and accepted unanimously.

**Vacancies:** Steve Stefany submitted his resignation as President and Cheryl Horton submitted her resignation as Member-at-Large. Both terms expire the end of 2021.

**Nominating Committee: TABLED**

**NOTE:** Members of the community were mailed and provided ballots for nominating a person(s) for consideration to the Board. No names were received on returned ballots.

**Treasurer's Report:** Sundar submitted the Balance Sheet and P&L as prepared by the Bookkeeper to the Board and Secretary for the month of October. The financial status of the HOA was in good standing. The majority of assessments due payable were current. One owner severely delinquent and two owners had liens turned over to the lawyers. Sundar stated Greenlink landscaping maintenance was slightly higher for the year due to extra clearing of debris in common areas. Motion was made, second and carried to accept the presented financial report. No budget for 2022 was presented.

**Elect Board of Directors for 2022-2023:** Maureen Serieux, President, Sundar Cockalingam, Treasurer, Thelena Williams, Secretary.

**NOTE:** The 2021 Board of Directors will solicit the Community again to fulfill vacancies for Vice President, AERC Chair and Members-at-Large in order to gain a quorum of Board of Directors for 2022.

**New Business:** All incoming board members must complete the CCOC Training within 90 days of election.

**Closing Notes:** All approved meeting minutes from 2021 were made available and posted on MWHOA's website: <http://www.MontgomeryWestHOA.org>.

**Adjourn:** No further business to discuss the meeting was adjourned by President Steve Stefany at 7:53pm.