

Montgomery West HOA Meeting October 14, 2014

Attendees: Mikayla Higgins, Steve Kwilas, Jessica Stokan, and Rod Olaya

Meeting Opened at 7:00 p.m.

Approvals since September Board meeting:

- * Minutes for September meeting approved.

Treasurer's Report:

*** Late/Past Due Accounts:**

- 16 Homeowners have accounts that are at least 1 quarter past due.
- Letters were previously sent to lots 08F and 40E that are over 2 quarters past due with no response received; two lots 02E and 45E are paying as agreed on previously approved payment plans; and lots 20E and 31F are both in Foreclosure with delinquent accounts.

* 2014 Revenues/Expenses vs. budget to date: Montgomery West is within the projected budget as of the October meeting.

* A draft of the 2015 budget was provided via email to the board.

*** Motion:**

- Motion to approve the 2015 budget was unanimously approved.

* M.Y. Safra Bank advised the board of a Certificate of Deposit that has met maturity. The board decided to renew the CD dependent upon verification that the HOA is financially sound to renew.

* The audit by DeLeon and Stang CPAs is currently in progress as of the October meeting. The audit should be completed in the next few weeks.

AERC Committee Report:

* The Fall AERC survey took place last month. A majority of homeowners were in compliance with HOA covenants. As of this meeting there have not been any responses from the friendly letters that were sent to homeowners with violations.

* Greenlink Fall clean-up will be scheduled along with a listing of areas in need of additional attention that was noticed during the fall AERC survey.

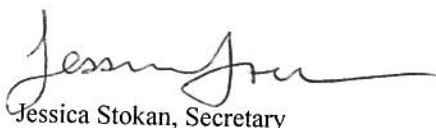
* One AERC application for a deck addition, stairs, and shed since the last meeting. The board has approved the application with notice of the need for additional permits required from Montgomery County to be completed. No other AERC applications have been received.

Annual meeting:

* The annual meeting will take place November 18th from 7-9pm at Strawberry Knoll Elementary School.

Meeting adjourned 8:20 p.m.

Next Meeting is the Annual Meeting on November 18, 2014, 7 p.m.



Jessica Stokan, Secretary
Date:



Mikayla Higgins, Vice President
Date: 11/18/2014