

## **Montgomery West HOA Minutes January 14, 2014**

**Attendees:** John Patton, Steve Kwilas, Ashleigh Hapuarachchi, Mikayla Higgins, Jessica Stokan, Prashad Hapuarachchi, Rod Olaya, Bill Roberts

Meeting Opened at 7:05 p.m.

**Election of Officers:** Three new board members were elected at the 2013 Annual Meeting. Officers were elected to the following positions:

- President: John Patton
- Vice-President: Mikayla Higgins
- Treasurer: Ashleigh Hapuarachchi
- Secretary: Jessica Stokan
- Board Member at Large: Steve Kwilas

### **Treasurer's Report:**

-Status on outstanding late accounts – Most homeowners are currently in good standing. All accounts that were past due for at least 3 quarters in 2013 were contacted via friendly letter for payment and were provided with a copy of their account's statement of overdue charges. Lot 31F is over \$1,000 in fees so John will contact via email to get status. For the remaining 6 lots that are more than one quarter behind, the board decided to send a Presidents Letter to prompt response for payment.

- Status on Lots 2E and 45E payments – Lot 2E is currently on a payment plan and has been paying as agree but is now 2 months late. John will contact via email for a response. Lot 45E has also been continuing payments per their agreement.

-Ashleigh presented the 2013 final revenues/expenses. Actual profit/loss was in line with projections.

- Ashleigh has contacted DeLeon and Stang CPAs to begin the annual audit.

- Ashleigh will send the current list of Board of Directors to the MWHOA lawyer as requested.

### **AERC Committee Report:**

-The board agreed to continue using Greenlink for property maintenance. The annual walk-through will be conducted and Greenlink will be used for spring clean-up of the common areas.

-New signs – There is a permit delay with the new Strawberry Knoll sign due to the location possibly being on county property/easement. At the time of the permitting the regular employee was not available to process the permit so there is still a question if this will cause a delay and larger financial burden for the neighborhood to build the new sign. The sign work would not begin until the spring due to the weather which gives some time to resolve this permitting issue. There is no issue with the second sign's location near Kinglet Place.

### **Bulk Pickup:**

The board discussed a date for bulk pickup and if any homeowners were using the opportunity in past years. A possible other option would be to have a dumpster for a week's time for homeowner use which would give a longer period of time for homeowners to dispose of bulk items. The board (Steve) is researching the option of having a dumpster or bulk pick up in early April 2014. Homeowners will be notified of the date in the Spring Newsletter.

**Newsletter:**

All Board members should submit any articles for the Spring Newsletter by Feb 20 to Jessica so the final newsletter can be forwarded to Ashleigh by Feb 28 to include in the next quarterly mailing.

**Other Business:**


- Bill Roberts brought additional information to the board regarding Satellite Dish placement per State law via a CCOC Case Summary. This was previously discussed and documented in the October 2013 minutes regarding a homeowner's placement and request to relocate it. It was stated the board was previously having friendly discussions with the neighbor to see if the dish could be relocated without cost. However, there has not been further response from the homeowner.
- Solar Panel info per State laws was also provided to the board by Bill Roberts for consideration in future AERC requests.
- Bill Roberts also provided a Case Study for the Montgomery West Storm Water Retention Pond to the board. Bill provided a potential survey that could possibly be sent to homeowners in the area regarding the new retention pond and neighbors awareness of containments affecting the ponds. The results of this survey could be presented to the county for the ponds. The board voted unanimously for Bill to conduct the survey and give Bill a written letter of support. The board suggested additional questions about the pond behind the townhouses be included in the survey.
- Neighborhood Watch Update: Previously, it was required that 10 homeowners show up for training and not enough were in attendance to start a program. The board discussed possibly opening this opportunity up again.

**2014 Meeting Dates**

Jan 14, Mar 11, May 13, Sept 9, Oct 14, Annual meeting Nov 18

Meeting adjourned 8:30 p.m.

Next Meeting is Mar 11, 2014, 7 p.m.



Jessica Stokan, Secretary

Date: 2/3/14



John Patton, President

Date: 2/4/2014