

Montgomery West Homeowners Association
Board of Director's Meeting
March 15, 2011

Called to order 7:05pm

Attendees: John Patton, Hubert Kim, Michele Heffner, Jeff Buttermann, and Melinda Dade

Motion: To approve Jeff Buttermann as member at large

- Vote: unanimous to approve Jeff Buttermann to be a member at large

Minutes from January 11 2011: All approved via electronic approval.

Treasurer's Report

- ❖ 9 Delinquent Homeowners
 - [2] overdue 1 Quarter
 - [2] overdue 2 Quarters
 - [3] overdue 3 Quarters
 - [2] overdue Over 3 Quarters
- ❖ The homeowners that are delinquent over 2 Quarters are concerning. They have not been asked if they would like to start a payment plan.
- ❖ Michele will place a due date on statements in a more obvious location.
- ❖ Presented Balance Sheet and Profit & Loss Budget vs. Actual
 - There has not been a lot of financial activity yet
 - The next big expenditure will be paving the parking spaces in front of the town homes at Swallow Court.
 - ❖ Jeff will solicit proposals for the paving job at Swallow Court.
 - First priority to repave, then white stripe the parking spaces
 - Second priority is to seal Kinglet parking lot in front of the Townhouses and white stripe for parking
 - Wachovia Bank Balance is \$25,000
- ❖ Lot 2E – Covenant violations and Dues have grown from \$3,700 to \$5,825 since 2008.
 - We currently have a lien on the property for \$3,700 and discussed options for the growth in dues owed to MWHOA. Agreeing to pay legal fees upfront (\$700), vote to file a 2nd lien on property for \$2,800 - unanimously approved.

AERC Committee

- Approvals awarded:
 1. Lot 19F – Fence extension
 2. Lot 19F – Change gutter system
 3. Lot 19F – Propane tank
 4. Lot 47E – Extension to house
 5. Lot 19E – Driveway modification with flowerbed. New Chimney with siding.
- ❖ Spring Survey AERC Committee will look for violations and look at the common areas
 - Fall violations had included trailers and trash cans visible on non-trash days
 - Hearing for violators of Spring Survey will be April 12th or May 3rd

Website

- ❖ Meetings will be posted to website
- ❖ John will update the due dates for Quarterly Dues

Community News

- ☐ No community news

Community Clean-Up

- ❖ March 19, 2011 – Clean common areas
- ❖ Hubert looked into Student Service Learning (SSL) and will register Montgomery West so individuals can get credit for Community Service Hours.

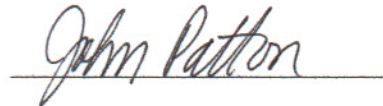
County Liaison Issues

- ❖ Hubert will check on and report to county any streetlights that are out or pot holes
- ❖ Hubert will contact county to survey to trim or remove trees/branches in spring/fall
- ❖ Hubert will contact county to survey for tree planting
- ❖ Trash Bulk Pick-up May 7th

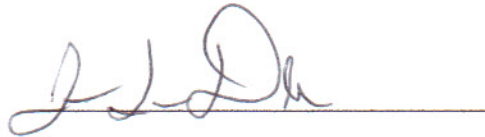
2011 Meetings Dates

May 17, Sept 13, Oct 11, Annual meeting Nov 15

Meeting adjourned – 8:33pm



John Patton, President



Jonathan Dade, Secretary