

Montgomery West HOA Minutes – May 15, 2012 meeting

Attendees: Rob Mitkus, John Patton, Rod Olaya, Nicole Kallas, Steve Kwilas, Anna Kwilas

Meeting Opened 7:00 PM

Old business:

- March Meeting minutes were approved unanimously

Treasurer's report: Nicole Kallas, standing in for treasurer Ed Kallas, provided a report on the status of outstanding late accounts, comments on 2012 revenues/expenses, status of Lots 2E and 31F, and status of 2010 and 2011 audits. Current treasurer, Ed, will follow up with audit firm to determine current status.

13 accounts have paid dues ahead of time.

Several accounts are behind on dues:

1 quarter - 6

2 quarters - 6

3 quarters - 1

4+ quarters - 4:

- Lot 31F: on a payment plan; John will ask for guidance from lawyers due to vacant/possible foreclosure
- 2E: lawsuit will be filed
- 45E: letter sent
- 20E: letter sent

Revenue and expenses are on track relative to 2012 budget. John mentioned that for fall meeting, Board might consider lowering dues when current goal of \$50K is reached for reserve fund.

AERC report: Board approved request of Lot 47F for temporary trailer parking in front of residence for up to 15 days at end of June.

Spring Survey was conducted with overwhelming majority of homeowners in compliance with covenants. Following lots, however, have received friendly letter or notice from the Board requesting compliance:

- 24E: stump removal
- 46E: visible trash/recycling
- 40E: satellite dish visible from front
- 35F, 21F, 27E, 23F: fence rail or post replacement
- 28E - boat on trailer in backyard
- 24E - boat on trailer in driveway
- 44F - Unapproved fence gate

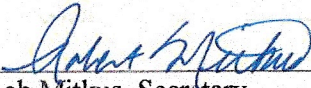
Community news: Rob provided an update on the Neighborhood Watch program. He is working directly with Montgomery County police to set this up, probably in July, as either a stand-alone training for MWHOA residents or in tandem with other HOAs in our area. John will post information as it becomes available to the HOA website. Those interested in participating may email their name to the email address located there.

Lot 21E – car took out fence after heavy rains; owners notified HOA Board to ask for traffic calming options. Steve will contact county to investigate traffic calming solutions for Centerway Rd. between Blue Heron Ln and Snouffer School Rd

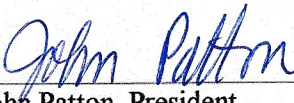
Rob will contact county to request information on paving or filling cracks in street on Kinglet Pl and Swallow Ct

Meeting Adjourned 9:00 PM

Next meeting scheduled for September 11



Rob Mitkus, Secretary



John Patton, President