

Montgomery West HOA Minutes

September 17, 2013

Board Members in attendance: John Patton, Steve Kwilas, Lula Davis, and Ashleigh Hapuarachchi

Board member absent: Rod Olaya

Also attending the meeting was Prashad Hapuarachchi

Meeting opened at 7:00 p.m.

Approvals since last meeting (e-mail votes):

1. Minutes of the May meeting were approved.
2. The nominating committee recommended Ashleigh Hapuarachchi as our new Treasurer and she was approved by Board.
3. The Board approved the expenditure of \$300 for the training in QuickBooks for the new Treasurer.
4. The Board approved an agreed upon payment plan for Lot 45E owners for outstanding balance of HOA fees. This agreement was a direct result of the HOA filing suit on June 26, 2013, thus providing an equitable arrangement for the HOA and the homeowners.

Treasurer's Report: Ashleigh provided documentation to the Board on the status of outstanding (late) accounts. Five accounts have balances over \$500 (Lot 02E, Lot 20E, Lot 29F, Lot 31F and Lot 45E). As was discussed at the May meeting, legal proceedings were initiated on Lot 45E and Lot 20E. As noted above, Lot 45E has agreed to a payment plan. While legal proceedings against Lot 20E homeowners were initiated, the Court has continued these proceedings until December. Lot 02E continues with their payment plan established at the end of 2012. Lot 31F appears to be in foreclosure and Lot 29F may also be in financial distress.

The Board determined that a letter should be sent to the homeowners at Lot 31F urging them to work with the HOA in determining an equitable course of action which would provide for a payment plan of HOA fees, similar to what was ironed out with Lot 45E, thus alleviating the need for legal proceedings to be commenced.

The Board engaged in a discussion as to whether or not the amount assessed for late fees on accounts should be increased from the current level of \$15 assessed each quarter. It was determined that a review of fees charged by other HOAs' should be gathered and reviewed. Ashleigh will gather information for the Board to review at the next Board meeting.

The 3rd quarter budget numbers for 2013 clearly indicate that the HOA is financially sound. As was indicated in the Treasurer's report from May, the current revenues/expenses versus income and budgeted amounts remain constant, thus assuming this continues for the remainder of this year, then the HOA should end 2013 with a very positive standing. The projected budget for fy2014 should be available soon for the Board to review.

The Board agreed that the current contract with our accounting firm should be renewed, pending receiving a reasonable cost for future years.

The required audit of the HOA's books for 2012 has been completed by DeLeon and Stang Certified Public Accountants, and the audit is available for review by any homeowners.

AERC Committee Report:

The Committee approved replacement trim and change in color for Lot 26F.

The Fall survey will be conducted very soon. Prior to the survey, several infractions of HOA's covenants have been noted on various properties, i.e., satellite dish visible at front of home; boat/trailer in driveway, trailer in driveway, tree down on broken fence. The Board agreed that letters should be sent to the homeowners not in compliance. If the homeowners do not respond, the Board determined that a hearing should be held so that homeowners have an opportunity to present their case to the Board. This hearing would be conducted in conjunction with the October 8th board meeting.

Nominating Committee:

At least 2 board positions will be open. The current Secretary has indicated that she will serve for the remainder of the year, but due to other commitments will be unable to continue in the position in 2014.

New Signs for the Community:

The HOA will soon be reviewing bids for the replacement of the sign on Centerway Road and the one at Centerway and Strawberry Knoll. The bids will cover the following phases: signs, light and landscaping. The Board anticipates receiving bids shortly and it is expected that this subject will be discussed at the annual meeting in November.

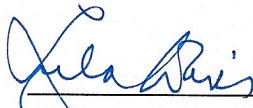
Community News/County Liaison issues:

At the March meeting, the Board discussed the possibility of having the county handle all of our trash removal (garbage pickup and recycling). Currently in our community, the county takes care of recycling and yard trimmings only. After inquiring at the county level, we were informed that the county would provide once a week pickup of trash at a rate which was comparable to what we currently pay for a private contractor. The Board, therefore, determined the community should continue to utilize the services of our current contractor, who provides twice weekly pickups.

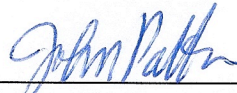
As many already know, FIOs is up and running in the neighborhood. If you need to contact Verizon about FIOs services, please contact: Hector Diaz (301) 741-6818 or hector.diaz@smgi-verizon.com.

Meeting adjourned 8:15 p.m.

Next meeting: October 8, 2013

 10/8/13

Lula Davis, Secretary

 10/8/2013

John Patton, President