

Montgomery West HOA - Board Meeting Minutes

Date: February 2, 2026

Time: 7:00 PM

Location: Zoom Meeting

Present: Patricia (President), Sundar (Treasurer), Jim (Board Member)

1. Roll Call and Quorum

The meeting began at 7:05 PM, with a quorum established. The minutes from the January 8, 2026, meeting minutes were approved with a motion by Jim, seconded by Sundar.

2. Reports

- **Bulk Trash Pickup:** Dates were set for 2026: Spring pickup on April 16th and Fall on October 29th, both scheduled for Thursdays.
- **Treasurer's Report:** Sundar reported a checking account balance of \$13,774.85, a money market account balance of \$41,382.07, and a CD renewal with interest of \$2,556.39.
- **AERC Report:** Jim reported two applications were processed; one was for Lot 46E (Phillips), which involved refurbishing a wood deck. A tree inspection on Lot 46E found the trees healthy with no damage.

3. New Business

- **Violation Tracking:** Jim discussed the introduction of a new application for violation tracking, which will allow documentation of violations, including photographs, and automatically generate violation letters. A trial period was agreed, and a volunteer group will be assembled for the walkthroughs.
- **Election of New Board Members:** Discussion on re-election procedures was held, with Jessica reaching out to Susanna to assist with the mailing of re-election notices.
- **Tree Removal:** A decision was made to keep the trees after a vote was held.

4. Unfinished Business

- **Approval of Minutes:** The November 11, 2025, meeting minutes were approved.
- **Budget and Survey:** Further discussions on the HOA budget and survey will be addressed once minutes are finalized.

5. Adjournment

The meeting concluded with no further business.