

**MWHOA BOARD MEETING**  
**Tuesday, March 14, 2023**  
**Via Zoom**

The MWHOA meeting was held via Zoom and called to order at 7:07pm by President Maureen Serieux.

**Board present:** Maureen Seireux, Jim Horton, Sundar Chockalingam, Thelena Williams, and Kathleen McClure

**Absent Board:** Behnam (Benny) Farkish

**Member(s) present via Zoom:** Pia Fuller and Kate Grigoreva

**Approval of Minutes:** The Annual Meeting minutes held on November 15, 2022 were presented for approval. Sundar motioned to approve the minutes with Maureen seconding. Motion was carried and approved unanimously.

It was noted the January 2023 Meeting was TABLED due to not having a quorum present.

**Treasurer's Report and Approval:** Sundar submitted the Balance Sheet and the Profit and Lost Reports as prepared by the bookkeeper through February 2023 along with the 2023 Budget. Sundar noted the Association was in good standing with account management and the assessment fees for 2023 would remain the same. It was noted after exhausting all recourses Lot 8E, Lot 20E and Lot 45E were very delinquent for nonpayment and Sundar proposed to the Board that anything over \$500 and in accordance with ARTICLE VII of MWHOA's Declaration of Covenants and Restriction be turned over to the attorney for appropriate action. The Board agreed unanimously. Thelena motioned to approve the Balance Sheet, the Profit and Lost Report and the 2023 Budget with Benny seconding. Motion was carried and approved unanimously.

**AERC Report:** It was noted that clean up was done within the common areas due to fallen trees. Also, due to a fallen tree was the repair to the fence of the drainage pond located behind the townhouses. Bulk pickup confirmed for May and October.

**New Business:** New signs were purchased and will be placed in all common areas regarding pet waste. A member noted issues with rats in area. It was noted pet waste on private homeowner's properties are not being properly disposed which attracts rats and issues with neighboring HOA's clean up.

A request was made to reach out to the neighboring HOA regarding their Pool area, removal of trash, bulk trash, and recyclable bins along townhomes on Centerway Road which affects the area appearance of each HOA.

Kathleen requested for the MWHOA Newsletter to include a reminder of keeping all trash and recyclable bins out of view after pickup day.

Parcel Land between Ivory Gull and Centerway Townhouses: **TABLED**

Member, Kate volunteered to fill a vacancy.

**Adjourn:** There being no further business to discuss the meeting adjourned at 7:47pm.

Submitted by Thelena Williams, Secretary

Maureen Serieux, President