

Montgomery West Homeowners' Association (MWHOA)

Meeting Minutes

Date: Wednesday, May 13, 2025

Call to order: 7:04 PM by Kate

Roll Call: Done by Kate

Board members present: Kate, Jim, Sundar, Patricia

President Report by Kate:

- Bulk trash pickup:
One date only this year (July 26)
We started up with a long-term contract with the trash company, but they go month-to-month and that's how they prefer so that they'll be able to raise the rate and have us sign a new contract. The \$884/month rate hasn't changed since 2024 when we signed the current contract. We'll go ahead, review and sign the new contract which will still be \$884/month (approved by all present).
- Law Firm Replacement:
The current one just charged \$2000 (no details about costs, no line items) and if you ask any questions, they charge another \$100 or \$200 to answer the questions.
No communication with the law firm and no decision will be made until after Kate speaks with Susanna about the details of the charges. After that, Kate will try to negotiate the charges with the law firm.
- Delinquent homeowners:
Once they are referred to the attorneys the MWHOA will have no control over what will happen afterwards. MWHOA can only advise the delinquent homeowners and send them notices of delinquencies (including the charges that they will have to bear if referred to attorneys) before they are referred to attorneys.

Treasurer Report by Sundar:

- Payment(s) made:
A check in the amount of \$23,926.00 (about 1/3 of the total payment) for paving and sidewalk. Jim gave the check to O'Leary Company. We don't know if the above check has been cleared.
- Bank accounts balances:
A total of \$120,000 in the bank accounts, \$61,000 in money market savings and \$59,000 in checking account.
- MWHOA's mailbox:
Checked the P.O. Box on April 30 last, cleared and deposited all the checks.
- Delinquencies:
Nobody is owing more than \$500 which is the threshold for referring homeowners to attorneys.
- QuickBooks:
ACH option will start in the 3rd quarter. We've got Electronic Authorizations for email communication from few homeowners, so we need to ask more homeowners to join and submit theirs. This will help us save on postage and printing.

AERC Report by Jim:

- Spring Walk Thru 4/19:

6 Volunteers:

Linda Chaney
Nancy Nguyen
Maureen Sérieux
Denise Sérieux
Cheryl
Jim

41 total letters sent for violations:

16 Trash and/or cans seen from front
14 Fence needs repair
13 Yard needs clean ups

• Concrete / Asphalt Project:

Contract Amount \$71,780.00
C/O #1 \$ 1,710.00
C/O #2 \$ 580.00
Deposit Paid \$23,926.00

Additional 20' curb needed to be replaced
Pressure wash curb

Concrete and Pressure washing are complete. Asphalt and Striping rained out on the May 13th and 14th. Waiting on reschedule dates from O'Leary

New business:

- Fact: MWHOA pays for the maintenance cost of parking spaces and sidewalks of the townhomes while for the single-family homes the homeowners pay for the maintenance of their own driveways, so shouldn't the townhome owners pay higher quarterly dues than the single-family homeowners do?

There are two options:

1. Townhome owners should pay higher quarterly dues because of the maintenance cost of their parking spaces and sidewalks.
2. Townhome owners should pay higher quarterly dues because of the maintenance cost of their parking spaces only.

Kate will put the above in the agenda and open it up for discussion at our annual meeting which will be in person and ask for a vote.

• Utilizing unused lands:

The MWHOA board will identify them, discuss it and make recommendations/options such as proposing to use the unused lands for tot lot (children 2-5 playground), etc. which will enhance the value of our community. The options should then be presented and discussed at our annual meeting and put up to a vote.

Meeting Adjourned: at 8:13 PM

Submitted by: Sam Wiseman, Secretary