

Montgomery West HOA
Board Meeting
May 19, 2020

In view of the current health pandemic and the state's mandate of stay at home and social distancing, the board meeting was conducted via a Zoom meeting.

Meeting was called to order at 7 p.m. by President Steve Stefany.

Board Members attending zoom meeting: Steve Stefany, Maureen Serieux, Michele Heffner, Lula Davis and Cheryl Horton. **Non Board member in attendance:** Patricia Page

Approval: March 17 minutes were approved unanimously.

Commercial Vehicles parking in neighborhood: Patricia Page inquired about commercial vehicles parking in the neighborhood. It was pointed out to Patricia that the streets in our neighborhood are not controlled by the HOA but are under the auspices of the county. It was suggested she call the county's "311" line. Another issue she mentioned was the possibility of some illegal activities in the area and we suggested that this be brought to the attention of the County Police, and if all possible get a photo to share with the Police.

Treasurer's Report: Status of outstanding (late) account. At present 17 homeowners are in some state of arrears.

7 properties are 1 quarter late

1 property is 2 quarters late (letter from HOA)

4 properties are 3 quarters late (if no payment by June 10, letter from HOA with respect to lien being filed on property), and

5 properties are 4 or more quarters late. (these can be referred to the lawyer)

Legal action was taken against 2 properties and subsequently, the legal action was dropped in view of homeowners working to clear up their financial obligations to the HOA. The Treasurer is in contact with legal team to develop a workable payment plan, as well as clarify the exact amount owed to the HOA. Additionally, another homeowner is on a payment plan.

Retaining wall: As previously noted, the retaining wall near Marsh Hawk will need to be replaced. Funds for that purpose will come from the reserve fund. At least 2-3 bids should be solicited. Any retaining wall expenditures would be restored to that account.

Other potential expenditures would include possible tree removal near the mailboxes on Swallow Court and some extra trimming of overgrown areas. Our current landscape company, Greenlink, will be asked to provide the HOA with a quote for such work.

AERC Report: A few routine applications were received and approved. Maureen asked that if we notice any potential violations please take a snapshot and forward to her, since the Spring survey was cancelled due to state mandated stay at home orders.

Community Cleanup: The cleanup is on hold in view of our current situation. Also, the County has suspended all bulk pickups until at least July 1.

Nominating Committee: Michele mentioned that the HOA needs to establish a “nominating committee” in view of the fact that at least the Treasurer and Secretary’s terms are up this year. All board members were encouraged to reach out to their respective areas in order to seek recruits for board positions, or just to get homeowners involved in the community and the activities of the board.

Other Business: No further business discussed.

Motion to adjourn made and adopted: Meeting adjourned at 7:58 p.m.

Remaining 2020 meeting dates: September 15, October 20 and annual meeting November 17

Lula Davis
Secretary

Steve Stefany
President