

**Montgomery West HOA
Board Meeting
May 21, 2019**

Meeting called to order at 7:06 p.m.

Board Members in attendance: Michele Heffner, Lula Davis, MaryAnn Holleran
Board President Vincent Delgado participated by telephone
Board Member absent: Rod Olaya
HOA member present: Chris Rhawn

Approval: Board approved minutes of March 19 meeting with a minor correction

Treasurer's Report: 2017 final audit approved. Copy of final report will be archived in the HOA's storage unit, and the Treasurer will maintain an electronic version. President had question about replacement study recommended by Auditors. Previous replacement study conducted in 2012. Replacement study reviews the HOA's reserve fund for life of assets replacement. Case in point, a retaining wall in common area near Marsh Hawk. The retaining wall is an asset and may need to be replaced within the coming year or two.

Account Reconciliation: Bank accounts reconciled and will be signed by President.

Financial Strength of HOA: HOA continue to be financially strong with almost \$30,000 in the checking account after 2nd quarter billings.

Budget (profit/loss) vs. actual: 2019 expenses thru April are at about 50% of budgeted amounts, including legal fees. Item exceeding budgeted amount is Quickbooks subscription (company hosting charge \$50/mo). Overage amount for year is expected to be \$120.

Status of outstanding (late) accounts (aging summary): Up to 13 properties in some stage of late payments, with liens filed on 2 properties:

8 - 1 quarter late

1 – 2 quarters late;

3 – need letter from Board;

2 liens have been filed on 1 property, and the HOA is also suing for late payments with fees accessed;

1 lien has been filed on another property;

1 owner under payment plan continues to make payments to become current.

Accounting Service change: In April, the Board agreed to authorize the Treasurer to expend up to \$600 in order for the Treasurer to work with our new accounting service provider in our transition back to Quickbooks desk top from the online version, which is a very different version--updating the assessment bills per our request to include the lot number/improve billing layout/streamline billing process, as well as the cleanup of extraneous materials.

AERC Committee Report: Spring Survey: Chair was absent. In his absence, the Secretary reviewed the findings of the annual Spring Survey. Some minor violations noted: debris fields in backyards, front door color differs from shutters. Board will send letters to homeowners noting the violations. Overall, the vast majority of homeowners are doing a very good job of maintaining their property.

Outstanding AERC Violations: 1 property continues to have serious and multiple violations. Fines are being assessed to the homeowner. Board determined that the County should be notified of potential health code violations with respect to rodent activity noted by neighbor.

Bulk Trash Pickup: Minor snafu recorded. Board agreed that once a date has been set for bulk pickup, a follow-up call to confirm pickup date should be made to County immediately prior to scheduled date. Local telephone number needs to be used to reconfirm date of pickup.

Common Area Delimitation: Board agreed that a specific date should be set to do the common area delimitation. Treasurer taking the lead in contacting a source to conduct the survey.

Community News/County Liaison Issues: Covenant Sign policy: Chris Rhawn attended meeting to inquire about the status of the covenant sign policy. Board informed Chris that since the discussion at the annual meeting about community input and the establishment of an HOA committee to review and recommend clarification of covenants relating to signs, there has been no further interest on the part of the community to participate in a committee and to engage in any discussions. Chris reminded Board, and several Board members agreed with his statement, that several HOA members volunteered to serve on a committee to review signage policy. However, the Board has not heard from any of these individuals. It was determined that the President should specifically reach out to those homeowners to ascertain what ideas, suggestions, thoughts they may wish to share with the Board and other interested homeowners regarding signage clarification policy.

Board welcomes input from the community and all interested parties so that perhaps at the next annual meeting there will be recommendations/clarifications to share with the HOA members.

Board also agreed that we should reach out to the CCOC in view of the mediation entered into in the previous year with respect to homeowner's signs, to get a clear view of the obligations of the HOA under the auspices of that mediation agreement.

Other Business: No further business put forth for discussion.

Remaining meeting dates for 2019: September 17, October 15, and annual meeting November 12.

Meeting adjourned: 8:38 p.m.

Lula Davis
Secretary

Vincent Delgado
President