

**Montgomery West HOA  
Board Meeting Minutes  
September 21, 2021**

The regular HOA meeting was held via Zoom and called to order at 7:01pm by President Steve Stefany.

Board Attendees: Steve Stefany, President, Maureen Serieux, Vice President and AERC Chair, Sundar Chockalingam, Treasurer, Cheryl Horton, Member-at-Large and Jim Horton

Member Attendees: Lula Davis, Michele Heffner, Kathleen McClure and Thelena Williams

**Approvals:**

Steve introduced Thelena Williams and placed her name for nomination as HOA's Acting Secretary. Michele Heffner set the motion and was seconded by Sundar Chockalingam.

- May 2021 Meeting Minutes ---- **TABLED**

**Treasurer's Report:**

Sundar reported the Balance Sheet and P&L as prepared by the Bookkeeper were in good standing with most of the homeowners current in payment.

**Assessments:**

Only a few homeowners were late with current assessment. Lots, 20F.43E, 45E and 52E remained delinquent. Lots 43E and 52E have liens filed with the lawyer. Two checks were received without having the appropriate spaces filled in denoting amount due payable. Copies were made of the checks and returned to Homeowners noting unable to deposit as sent to HOA.

Sundar stated he received an invoice from Greenlink and needed clarity before paying the bill.

**AERC Committee Report:**

Maureen stated four applications were received with three being approved. October 3 was agreed upon to conduct the Fall survey. Townhouse parking spaces were completed on September 20. Bulk pickup scheduled for September 23. Greenlink took care of the common area behind Marsh Hawk, however, the common area behind Mourning Dove had not been cut due to debris. Maureen noted aging tree limbs were starting to fall and she would contact Berra for a quote. Maureen stated Zone 2 needed maintenance and asked which HOA was responsible for upkeep.

**New Business:**

- Discussion was made regarding townhomes having privacy fences between their back units. Maureen stated the requirements as listed in the AERC Covenants and such changes would require the Covenants to be rewritten
- It was brought to the Board's attention that Lot 8F has serious violations to its backyard. Documentation to commence along with notification to Homeowner
- Steve and Sundar agreed that Greenlink has become too expensive and the Board should begin to obtain quotes from other companies before 2022
- Steve noted all supporting documents the Board had in reference to Lot 20F were submitted to CCOC
- Newsletter status --- **TABLED**
- Michele explained when proxies should to be sent to homeowners prior to Annual meeting
- Steve noted that it would be too costly to obtain a Management Company for the HOA at this time
- Next meeting scheduled for October 19

**Adjourned:** 8:33pm