

Montgomery West HOA meeting

September 9th, 2025

Quick recap

The board meeting covered several operational matters, including trash collection scheduling, attorney billing practices, and property management concerns. The group discussed potential special assessments for townhome repairs, development of unused community land, and a property dispute involving a neighboring HOA's fence installation. The conversation ended with discussions about upcoming elections, fall property inspections, rental property compliance, and the implementation of electronic payment systems for dues.

Next steps

- Montgomery: Contact the lawyer to determine if imposing special assessments on townhome owners only for sidewalk/parking lot maintenance is legal.
- Montgomery: Prepare the special assessment topic for the annual meeting based on the lawyer's feedback.
- Board: Review the CCOC manual regarding assessment methodologies if the lawyer confirms special assessments are legal.
- Board: Prepare a proposal for utilizing unused land for the annual meeting.
- Montgomery: Consult with the lawyer about sending a formal letter to the neighboring HOA regarding their fence posts on association property.
- Jim: Release the remaining \$1,080 payment to complete the sidewalk/asphalt project.
- Montgomery: Pay the outstanding invoice for the towing signs used during the project.
- Sundar: Send the treasurer's report to the board members.
- Patricia: Reach out to the trash company in December to schedule the 2026 bulk pickup dates.

Summary

The meeting was ordered at 7:03 pm via Zoom with board members present: Kate Grigoreva, Jim Horton, Pia Fuller, Patricia Page, and Sundar Chockalingam.

HOA Trash and Legal Updates

The board meeting began with a discussion about trash collection, during which Patricia reported that a new contract had been signed, allowing for two trash pickup dates per year, with the first scheduled for November 13, 2025. The board also addressed concerns about attorney billing practices, with Bill explaining that HOA lawyers typically charge in 15-minute increments regardless of call duration. While some board members expressed concerns about the attorney's billing practices, they decided to continue with the current attorney since alternative options would likely charge similarly.

Townhome Assessments and Land Development

The board discussed two main topics: imposing special assessments on townhome owners for future repairs and developing unused community land. Robert suggested consulting a lawyer about the legality of separate evaluations for townhomes, as this could potentially be discriminatory. The board agreed to seek a legal opinion before presenting the idea to homeowners at the annual meeting. Regarding the unused land, Montgomery proposed developing either a flat lot for a pickleball court or a tennis court, or a hidden gem lot for a playground. Sundar suggested focusing on a low-maintenance option to keep costs down. Bill

shared that a previous attempt to install a playground in the hidden gem lot had been unsuccessful, but the board agreed to try again if interest persisted.

HOA Property Dispute Resolution

The board discussed a property dispute involving a parcel where a neighboring HOA had installed fence posts. Montgomery explained that while the HOA had been mowing the area under a shared contract, they had recently clarified that the land belonged to their HOA. Bill raised concerns about potential liability issues with the HOA's contractor, while Rob suggested sending a formal notification to the neighboring HOA to protect their property rights. The board agreed to consult with their lawyer about whether to send a written notification to the other HOA, with the goal of both protecting their property rights and reserving the right to remove the fence posts if necessary.

HOA Lot Management and Sidewalks

Pia clarified that the lot in question encompasses areas mowed by both the association and another HOA, including the ditch and land behind single-family houses, and emphasized the need to inform the lawyer about this. Jim reported the completion of the sidewalk asphalt project, noting that the restriping was done due to weather issues, and mentioned the final payment would be released. Bill suggested considering turning the area back into turf instead of fixing sidewalks and parking spots, as an option for future boards to avoid special assessments.

Paving Project Completion and Signage

The meeting discussed the completion of a paving project, with Jim leading the contract and inspection process, assisted by Jason and Sundar. Kate noted that, although the project is complete, there are still unpaid invoices for towing signs installed during the project, despite the towing company not having sent them previously. Bill raised concerns about unauthorized parking signs being installed without Board authorization, and suggested that the Board should formally approve any permanent signage. Kathleen shared that she had encountered a situation where a vehicle was towed, but learned that Henry's Towing does not have a formal contract with the HOA; instead, it has only a temporary agreement for the paving project.

Board Election Process and Transitions

The board discussed the upcoming election process, with Pia agreeing to serve as election chair again. They clarified that all current board members need to submit new nominations, as their terms are expiring. Montgomery announced her intention to step down as president and requested a new secretary be appointed. The group also touched on the need to renew all board positions at the upcoming annual meeting, with Patricia and Jim eligible for continued service due to their extended terms.

Fall Property Inspection Planning

The board discussed the need for a fall inspection to address homeowner complaints and ensure that any violations have been resolved. Jim proposed conducting another inspection 2-4 weeks after the initial one, focusing on properties that had violations in the spring. Bill emphasized that the initial issues were "alleged" violations and not confirmed until after a hearing. Montgomery agreed with Jim's plan and requested that the inspection dates be scheduled within the next few weeks. The group also briefly touched on preparing for a new meeting.

HOA Rental Property Compliance Plan

The board discussed addressing complaints about unkept rental properties, agreeing that homeowners, not the HOA, should enforce rules with tenants. They decided to create a list of rules for homeowners to share with tenants and to require proof of Montgomery County rental registration before sending complaints to homeowners. Bill suggested obtaining a list of

registered rental properties from the county to identify unregistered properties with complaints. The board also agreed to create an electronic version of the rules list and include it in a newsletter to help homeowners manage tenant compliance.

QuickBooks Payment Setup Discussion

The board discussed the electronic payment setup for dues, with Sundar explaining that QuickBooks payment has been activated and costs will be debited quarterly, along with a \$3 fee per transaction. Sundar agreed to check with Susanna, the bookkeeper, about Jim's specific case and the timing of payment initiation. Montgomery confirmed that while Sundar tracks authorization requests, Susanna handles QuickBooks payment tracking. The next meeting will be held on October 14, 2025, to discuss bailouts and prepare for the annual in-person meeting at Strawberry.