

Montgomery West HOA Meeting
Minutes for September 13, 2011

Attendees: John Patton, Jeff Buttermann, Michele Heffner, Hubert Kim, Irina Smirnoff, Rob Mitkus, (Nicole and Ed Kallas joined us for the end of the meeting)

Meeting Opened 7:05 p.m.

Approvals since last meeting (via emails):

- Take damaged tree down for up to \$350 behind townhouses
- Approve quote for Veirs Paving for parking repaving/stripping at townhouses (\$9365)
- Concur with AERC on approval of solar panels for townhouse (Lot 28F)
- Approval to file lien on Lot 2E after no response to "Intent to File" Lien letter
- Approval of Ecology Services increase for trash collection of \$0.35 per home per month
- Removal of downed tree due to Hurricane Irene up to \$200
- Approval of May 17 minutes

Treasurer's Report:

Michele provided status of outstanding accounts – there are 12 homeowners who are late, letters included with 4th quarter assessment billing

Michele presented proposed budget – board asked for clarification. Budget will be posted on the HOA website for homeowner review.

Status on Lot 2E – Account is up to \$7,000. Foreclosure is not recommended by lawyer, can file a lawsuit. Suggestion is to request concurrence from homeowner to allow the HOA to correct the violations using the fine money that is owed on the property. If no response is received, then there will be no action and fines will continue.

AERC Committee Report

Approved split rail fence for 11E

Approved solar panels for water heater 28F

Letter was received from Lot 26F informing of the plan to plant forsythias along side and back fence. Thank you letter will be sent.

Fall Survey will be performed before next Board meeting.

Nominating Committee

Replacements are need for the expiring terms for Michele Heffner and Jeff Buttermann. Replacements are needed to complete terms for Hubert Kim, and Jonathon Dade. John Patton is willing to run again for a two-year term. Michele offered to continue to work with a future Treasurer to keep the books for continuity if needed.

The total number of candidates needed is 4, 2 to serve a 2-year term and 2 to complete 1-year terms. Rob Mitkus and Ed or Nicole Kallas have offered to run on the board, leaving 2 more people to recruit. Next meeting will have a slate of candidates.

Website

Notices will be posted on any overexpenditures of budget approved by Board (greater than 15% per budget category) during any calendar year as required by new Maryland laws.

Community News

There was discussion of townhouse (44F) that is being renovated that had debris in the backyard. The owner has been contacted regarding cleaning up the backyard. The progress on this will be monitored. Roof shingles used for repair need to match rest of roof.

There are a couple of houses in Quail Valley that back-up to Blue Heron Lane. These houses are eyesores due to disrepair and trash in the backyard. It was recommended sending a letter to the Quail Valley HOA to complain.


Concern about teenagers drinking and leaving beer containers and pizza boxes in common areas near townhouses (disturbing the peace and urinating on bushes). Police called several times and police were able to talk with teens on the last visit. Board will attempt to communicate with homeowner/renter suspected to be responsible.

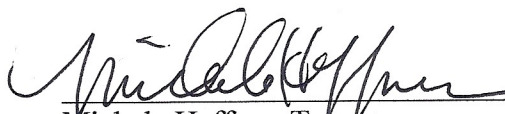
Condition of townhouse 31F continues to be of concern. Backyard is eyesore with trash and old items. Some items appear to now be in common areas. Back fence needs repair and general cleanup needed. Board will try to communicate with owner/renter to improve appearance and remove trash.

Annual Meeting Notice

John will reserve Strawberry Knoll Media Center for Annual meeting on November 15. He will prepare the flyer announcing the meeting and Michele will prepare a proxy for voting for new board members.

Meeting Adjourned at 8:30 p.m.


John Patton, President


Michele Heffner, Treasurer