

Montgomery West HOA Minutes

January 22, 2013 meeting

Attendees: John Patton, Nichole Kallas, Rod Olaya, Steve Kwilas, Bill Roberts, Lula Davis

Meeting Opened 7:05 p.m.

Old business: Annual Meeting minutes were approved in December 2012 by email
Terms of the Stipulation Agreement with Lot2E were approved by email

Prior to the January meeting, Rob Mitkas resigned from the Board due to work commitments. The Board unanimously elected Lula Davis to fill the remainder of Rob's term (one year) on the Board.

Election of officers: Board Members (John Patton and Steve Kwilas) were elected to the Board at the 2012 Annual Meeting in November 2012. Officers were elected by the Board to positions as follows:

- President: John Patton
- Vice-president: Steve Kwilas
- Secretary: Lula Davis
- Treasurer: Ed Kallas
- Board member at large: Rod Olaya

Treasurer's report: Nichole (in Ed's absence) provided a report on the status of outstanding late accounts, balance sheet, and expenditures for 2012. Two accounts that now have over a \$1000 balance were identified to receive letters of notification that the Board is prepared to file a lawsuit to collect. The Board voted unanimously to file lawsuits if no response is obtained after 30 days following sending of letters.

AERC report: AERC application was approved for new windows, new garage door, new front door, repair of deck, and new fence gates for 8813 Waxwing Terrace.

Complaints from residents on Kinglet, Swallow Court, and Morning Dove about residents not abiding by covenants to use trash cans with lids. John will send a letter to all homeowners in these areas about the trash can requirements.

Complaints have been received about boarded-up window at 19110 Kinglet. Proposal to request permission from homeowner for the MWHOA to repair the window and add the costs to the homeowner's account. Board voted unanimously for this proposal.

Website: John will update names of new officers on the Board. Steve will provide links to County services to be added to the website as suggested at the annual meeting.

Facebook: We now have a Facebook page (thanks to Ashleigh Auth). Check it out at Montgomery West Neighborhood.

Other business:

Steve will set date for the spring bulk trash pickup

Spring Cleanup of stream areas will be performed by Greenlink this year

Deadline for Newsletter articles to Lula by Feb 20

Fees for Property Sales: John noted that a recent title company mentioned that our HOA was rather low in the fees charged to the buyer and seller of properties in MWHOA. Currently we only charge a single \$100 fee. Other HOA's charge both the buyer and seller \$200-300. After discussion, the Board voted unanimously to increase the fees for the Certification Document and transfer of records to \$150 due from each the buyer and the seller of properties sold/transferred in MWHOA.

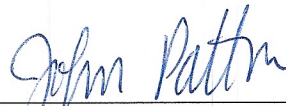
Goals for 2013: Increase volunteers and get proposals for two new MW signs. In an effort to increase volunteers for the Board, it was suggested that following a year of service on the Board the dues for the Board member be refunded in part or in full. John thought this would require a change of our by-laws and will contact the lawyer about this proposal.

Meeting Adjourned 8:55 p.m.

Next meeting scheduled for March 12



Lula Davis, Secretary



John Patton, President