

Montgomery West HOA Meeting March 11, 2014

Attendees: John Patton, Ashleigh Hapuarachchi, Mikayla Higgins, and Jessica Stokan

Meeting Opened at 7:00 p.m.

Approvals since January Board meeting (by email):

- * Minutes for January meeting approved.

Treasurer's Report:

* Late/Past Due Accounts:

- 7 Homeowners have accounts that are at least 1 quarter past due.
- Two Lots (2E and 45E) are making payments as agreed via a previously approved payment plan.
- Presidents letter was sent after January meeting to remaining 5 accounts.

* 2014 Revenues/Expenses vs. budget to date: Montgomery West is within the projected budget as of the March meeting.

* DeLeon and Stang CPAs were provided with all necessary information to complete 2013 taxes. Ashleigh has inquired about starting the annual audit, but has yet to hear back as of this meeting.

* The board discussed the possibility of sending electronic communications via email instead of paper mailings to homeowners who would be interested. This includes dues notifications and newsletters. Ashleigh will draft a survey to send with the Q3 dues mailings to assess homeowner interest in this change.

* Motion:

- Motion to pay trash collection and lawn service monthly pre-approved billings via automatic bank wire transfer. Board approved unanimously.

AERC Committee Report:

* The Greenlink walk-through and annual spring clean-up will take place with AERC in the coming weeks.

Community News:

* The county Water Retention Pond hearing was attended by John and Mikayla. County plans to update the ponds are on schedule and will begin later next year. Engineering studies should be completed this year.

Other Business:

* Bulk trash pick-up: Awaiting confirmed date, will be posted on website once available.

* Traffic calming options: There is concern about pedestrians, particularly children, crossing Centerway Road to get to their bus stop. The board is contacting the county to see if there a pedestrian crossing or other options that can be implemented on Centerway for increased safety.

* Trash Cans at bus stops: The board discussed adding trash cans near the bus stops on Centerway Road to decrease the amount of trash that is present. John will contact Greenlink for pricing of trash cans and adding trash removal to our current contract.

* Bill Roberts Case Study for the Montgomery West Storm Water Retention Ponds was given to the board along with the survey that he would like to be sent to homeowners. The board is reviewing the survey and has suggested that Bill include a cover letter describing the purpose and disclaimer that the board is not part of the survey.

Meeting adjourned 8:12 p.m.

Next Meeting is May 6, 2014, 7 p.m.



Jessica Stokan, Secretary

Date: 4/19/14



John Patton, President

Date: 4/11/14