

Montgomery West HOA Minutes

March 12, 2013 Meeting

Attendees: John Patton, Ed Kallas, Rod Olaya, Steve Kwilas, Lula Davis. Neil Greenberg and Nichole Uiterwijk, new members of the community, also attended and were welcomed to the neighborhood.

Meeting opened at 7:05 p.m.

Approvals since last meeting (email votes):

1. Minutes of the January meeting were approved.
2. The Board approved a letter to be sent to the homeowner of Lot 31, stating that the cost of broken window replacement would be added to their account as a liability against the property and not a personal liability. Thanks to Nichole Kallas, the broken window has now been replaced.
3. Board approved the expenditure of \$300 for training our treasurer on Quickbooks. Training on Quickbooks covers accounting principles/IT billing functions. This will enhance the HOA's accounting functions and will enable Ed and Nichole to transfer their knowledge of Quickbooks to any future treasurer.

Treasurer's Report: The HOA is in good standing financially. Ed provided a report on the status of outstanding late accounts, balance sheet, expenditures and the budget for 2013. Two particular accounts were discussed at January's meeting. Letters requesting a payment plan have been sent, and the homeowners have until April 5 to respond. If they continue to be nonresponsive, the HOA's attorney will institute legal proceedings.

Fees for Property Sales: At the January meeting, John presented information from a title company indicating that the fees charged by MWHOA were low. The Board then voted to increase the fees to \$150 to the buyer and seller. (\$150 to the buyer for information packets and inspection; \$150 to the seller for transfer fee). Since that time, John has received contrary information from another title company indicating that buyer fee should be in the range of \$30-75, while \$150 appears fair to the seller. The new homeowners in attendance indicated that they were surprised by the \$150 buyer fee. Therefore, it was determined that other HOAs' should be contacted to ascertain their fee schedule. Ed was tasked with this project.

AERC Committee report: No report, other than the annual spring survey of the neighborhood will be conducted in the next few weeks.

Nominating Committee: All board slots currently filled.

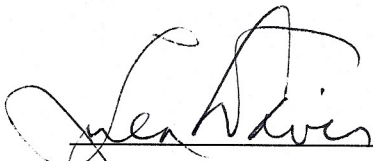
Website update: HOA is now on Facebook. Montgomery County services link is on website. We will add the date of the bulk trash pickup to the website.

Community News/County Liaison issues: The subject of trash services (garbage pickup) was discussed briefly. Presently, the HOA contracts with an outside service for trash pickup, while the recycling and yard waste are handled by the County. A question was raised as to whether or not the trash in our neighborhood can be collected by the County, as opposed to the contractor currently paid by the HOA. Steve will make an inquiry to the appropriate county official

Other business: This year, spring cleanup of the stream areas will be performed by Greenlink.

Meeting adjourned at 7:35 p.m.

Next meeting: May 14, 2013



Lula Davis, Secretary



John Patton, President