

Montgomery West HOA Minutes – March 13, 2012 meeting

Attendees: John Patton, Ed Kallas, Michele Heffner, Rod Olaya, Heather Patton. Chris Rhawn, Prashad and Ashleigh Hapuurachchi, Anna and Steve Kwilas
Absent: Rob Mitkus was out of town on business

Meeting Opened 7:10 p.m.

Old business: Jan 17 minutes were approved by email and posted on website

Verizon FiOS Presentation: The meeting opened with a presentation by Verizon engineer Edward Brooks. Verizon has received the county's permission to install FiOS throughout our neighborhood along existing utility easements. He believes that the construction will take one to three weeks to complete, and that any given house along the easements will be affected for just a few days. Work would probably be conducted in the third or fourth quarters of 2012. Verizon does not need any approval from the HOA to do this work.

However, there are a few homes that do not appear to be close to a utility easement, and Verizon would like to offer those homeowners the same access to FiOS as the rest of the neighborhood. These are the homes that are on Kinglet Place and Swallow Court. In order to offer these homes FiOS, the Board would need to provide permission to Verizon to bury cable in the common areas behind the townhomes and extend those cables to the homes in the cul de sac.

After discussion by all present and informed by answers from engineer Ed Brooks, a motion was made to allow Verizon to go forward in our common area behind Kinglet Place and Swallow Court, so that all homeowners would have equal opportunity to access FIOS. After more discussion the motion passed unanimously.

Nominating Committee: Steve Kwilas was nominated to fill the unexpired term of Michele Heffner, who resigned from the Board. The Board approved the nomination and Steve was welcomed to the Board. Thanks were offered by all present to Michele for her long and diligent service to the community. After his election Steve agreed to fill the seat of Vice-President and was elected by the Board.

Treasurer's Report: Ed Kallas reported that the transition from old treasurer to himself was smooth and he is current on his responsibilities. Ed reported that our financial position is strong. We thank Ed and Michele for their accurate and timely work on this transition.

Ed reported that twenty percent of homes are in arrears on their dues, but only 6 homes are significantly behind. Property Lot 31F is vacant and in arrears on dues. The Board voted to approve a motion to present a plan to the homeowner to repay monthly \$50.00 or greater, or we will file a lawsuit. It is important to reduce the number of homes behind on their dues as the banks are looking at delinquency rates in neighborhoods in the loan approval process for new loans.

The Board approved a motion to file a lawsuit against the owner of lot 2E for all moneys in arrears. In addition, if the HOA attorney should agree that it is useful, the lawsuit would also ask for correction of the one remaining AERC violation.

AERC: The Spring AERC survey will occur in the next few weeks. The Spring work items (few mulberry tree trimmings) for Greenlink to address was discussed, a letter will be prepared for the Spring landscaping work they will add to the regular care and mowing they do as part of our contract with them.

The Spring Work Day is this weekend, on Saturday March 17, 10 am until noon.

Bulk pickup is scheduled for May 12. A list of acceptable/unacceptable items is available on the HOA website.

Website: Thoughts and opinions were solicited regarding the utility of the website and it was agreed that the budget for the coming year would be displayed on the site only the 30 days each Fall that are required for homeowner's review. The concern is that when bids are solicited for work, the budget may shape the bids, as the amount allotted for HOA work would be explicit and available.

New Business: Discussion of a Facebook page and the Neighborhood Watch Program were deferred to the next meeting.

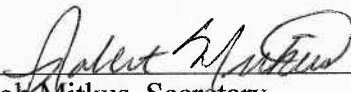
Meeting Adjourned 8:50 p.m.

Next meeting scheduled for May 15

Heather Patton
Secretary Pro-tem



John Patton, President



Rob Mitkus, Secretary