

Montgomery West HOA Meeting May 6, 2014

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

Meeting Opened at 7:00 p.m.

Approvals since March Board meeting (by email):

- * Minutes for March meeting approved.

Treasurer's Report:

*** Late/Past Due Accounts:**

- 13 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. Three additional lots (20E, 31F and 40E) are more than 3 quarters past due.

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

* DeLeon and Stang CPAs were provided with all necessary information to complete the annual audit. Ashleigh has been in contact with CPA firm and the audit is estimated to be completed by the end of June 2014.

* Online access to pay trash collection and lawn service pre-approved billings via automatic bank wire transfer approved by the board at the March HOA meeting has been granted is now being used.

AERC Committee Report:

*The annual Greenlink spring walk-through has not yet been completed but visually it was noted that the neighborhood is in overall good sound condition.

*New Signs – The board agreed to allow Greenlink to continue with the process to get a permit for the Strawberry Knoll sign whose location is possibly on county property/easement. Once the HOA is provided with more information regarding the permitting issue and potential impact of an increased financial burden to the neighborhood a time frame for the new signs will be available.

*Beehive – The board discussed a recently placed beehive on a neighbor's property and the potential impact to the neighborhood. There is concern regarding bee sting allergies and bees entering neighbors yards. The board reviewed the MWHOA Covenants Article XII (b) which discusses keeping of various animals and agreed that the bees were a source of annoyance or nuisance to the neighborhood that the bylaws prohibit. The president will send a letter to the neighbor requesting removal of the beehive based on these covenants.

*The Spring AERC Survey was conducted with a majority of homeowners in compliance. Friendly letters for covenant violations were sent for (1) garage door, (5) fence/gate issues, (1) brush pile in back yard, (1) visible trash can

Status on Board Members:

* John Patton current president will be resigning in July and the position will be open. Ashleigh the Treasurer may also be resigning from the board at the end of summer so this position will potentially be open as well.

*The board will be looking for new members in light of these changes and encourages the community to consider reaching out and becoming a member.


Community News:

*Concern about rental properties and the homeowners of these properties receiving dues notifications after moving to a new location. The board is typically not being notified of a change in address which causes dues notices to be returned in the mail and payments not received.

* Pedestrian Crossing Update: The board has added concern regarding children crossing the street at Centerway Road to get to their bus stop. The issue is still under review with the county and has been increased a level. The issue with children crossing the street was not brought up in previous correspondence with the county so the board is hopeful this will increase awareness on the issue. Mikayla is continuing to follow up on the matter.

Meeting adjourned 8:15 p.m.

Next Meeting is September 9, 2014, 7 p.m.



Jessica Stokan, Secretary

Date: 7/28/14



John Patton, President

Date: 7/29/2014