

# Montgomery West HOA Minutes

May 14, 2013

**Attendees:** John Patton, Steve Kwilas, Lula Davis

Meeting opened at 7:00 p.m.

**Approvals since last meeting (email/votes):** Minutes of March meeting were unanimously approved.

**Treasurer's Report:** In Ed's absence, John reported

1 John indicated that a lawsuit from the HOA's attorney will be filed on the 2 homeowners with outstanding balances over \$1,000. As noted previously, the 2 homeowners were given written notification and were urged to work with the HOA on a payment plan. Since the Board has not received any response from the homeowners, it is necessary to move forward with legal proceedings.

2. For year to date 2013, the HOA is in a good financial position, based on our current revenues/expenses versus income and budgeted amounts. Assuming for the remainder of this year that our revenue/expenses remain constant, then the HOA should remain financially strong for the remaining months of 2013.

3. The required audit of the HOA's books is nearly completed for year 2012.

**Fees for property sales:** Pursuant to the discussion in the March meeting, it was determined that we should compare the fees charged by other HOA's with respect to the buyer (transfer fee) and seller (information package, certification, inspection). Based on information from other HOA's, it was determined by the Board that our fee schedule should be \$50 for the buyer, and a \$150 fee for the seller. These amounts appear fair and are in line with other HOAs, therefore, the Board voted unanimously to approve \$50 for buyer, and \$150 for seller.

**AERC Committee Report:** The Committee approved the following requests:

- 1 A shed for Lot 28F;
- 2 A change of color for a front door and shutters (color within those permitted), and deck staining for Lot 24E.

The Spring Survey was concluded. Several minor infractions to our covenants were noted, and friendly letters will be sent to 9 homeowners. These include color of home, trailer on property, visible trash cans, location of satellite dish, piles of branches (2) and fence repairs (2).

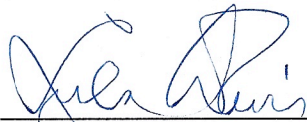
**Nominating Committee:** The Board's treasurer, Ed Kallas, will be moving out of state soon. Once Ed resigns, there will be an opening on the Board. The Board discussed options for performing the financial duties of the MWHOA to include a management company or bookkeeper to work with the treasurer. The training of a new treasurer takes some time so having a person trained and willing to perform the duties for an extended number of years (3-5 years minimum) would be very helpful for the efficient management of our small HOA. The Board preferred to find a replacement for Ed to perform the bookkeeping/treasurer duties. If we can find a person, the Board is willing to hire a bookkeeper to be supervised by the treasurer.

**Community News/County Liaison issues:** The trash service issue discussed at the March meeting is still under review. The HOA needs additional information from the County prior to a determination of whether or not we switch from the private contractor to a county provider.

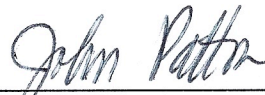
**FIOS update:** Construction appears to have slowed down, so we will make inquiries about the status.

**2013 Meeting dates:** The next Board meeting will be on Tuesday, September 10 at 7 p.m. Other meeting dates in 2013: October 8, and the annual meeting is November 12.

**Meeting closed** at 7:45 p.m.



Lula Davis, Secretary



John Patton, President