

Montgomery West Homeowners Association
Board of Director's Meeting
May 17, 2011

Called to order 7:08pm

Attendees: John P, Hubert K, Nicole C, Michele H, Jonathan, Melinda, Jeff B, Anna and Steve K.

Minutes from 15 March 2011: All approved via electronic mail.

Treasurer's Report

- ❖ Budget is looking good. (Spending is within budget)
- ❖ Delinquent Homeowners
 - [5] overdue 1 Quarter
 - [2] overdue 2 Quarters
 - [5] overdue Over 3 Quarters
- ❖ Will send invoice letters to home owners who are delinquent. Process of sending duplicate invoices is currently working well.
- ❖ Association Lawyer mentioned that when a balance gets "substantial" a Lien can be placed on the property. Legal fees for filing will be \$300-\$400 to send letter noting a Lien will be placed. After 30 days, \$300-\$400 will be charged to file said lien. When Liens are placed, the Lawyer fees are added to lien amount.
- ❖ Association Lawyer is still working on lien letter for Lot2E.
- ❖ Townhome 44F paid \$100 via cash for the closing transfer process

AERC Committee

1. Completed spring planting.
2. Completed Spring Survey, Results below:
 - ❖ Angled Fence Post – Friendly Letter Approach will be taken and administered
 - ❖ Visible Satellite Dish – New Homeowner in neighborhood. Hubert Kim willing to speak with Home Owners (his neighbors) to see if compliance can be reached.
 - ❖ Recycling Bin Kept On Porch – Hearing to be scheduled June 7th. Vote was taken, Hubert Kim can not attend.
 - ❖ Splinted Rail In Fence – Tied with wire, about 3 houses down from Dade Residence. Letter will be written to notify Home Owners.
3. Police Officer's Kennel – "No structure of temporary character... shall be erected or used on any lot..." Officer wants to erect kennel for Police Dog.
 - In 2003, neighborhood approved sheds to be erected in the neighborhood.
 - Past precedence has disapproved kennels in the neighborhood.
 - Suggestion to make addendum or guidelines to make arrangement for Police Officers Kennel to be erected. Rules could be made to allow special granted circumstances for career or medically related needs for kenneled animals.
 - Lawyer mentioned there was not much leeway for kennels to be erected. Need to make sure covenants are maintained, and leeway is used sparingly.
4. Lot1F, Approved for new front screen door

Paving Quotes

Quotes were obtained from 1) Town and Country, 2) Veirs Paving, 3) O'Leary Asphalt and 4) College Park Paving. Bids ranged from \$9000 to \$11750 for paving and stripping Swallow Court parking. Sealing Kinglet parking would be \$2000-2500. White striping for Kinglet would be \$250-\$500.

Seal Coating was not recommended by any of the pavers or gravel companies. Veirs Paving and Town and Country were the low bidders. Town and Country performed previous work for us to repave the Kinglet parking in 2007. Jeff will contact Veirs paving and Town and Country to clarify paving and striping costs. We will vote by email once the additional information is received so we can perform the work this summer.

Website

- ❖ Jonathan will send past newsletter to John Patton for website entry. (completed)

Community News

Residence of Concern (Lot31F)

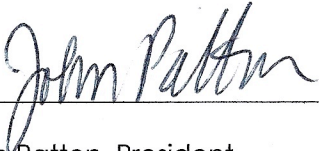
- ❖ Fence door no longer closes, trash in the back is not promptly removed, condition of property is rapidly declining, and 3 lawn-mowers were in rear of house.
- ❖ Association Board is concerned about rotating tenants, and subletting of property.
- ❖ Covenant Issues: Annoyances, Nuisances, and Disturbance.
- ❖ Action Plans: 1. Working with the Owner, 2. Asking for support from County, 3. Calling Local Law Enforcement to ask for Outcome of Investigation.

Remaining 2011 Meetings Dates

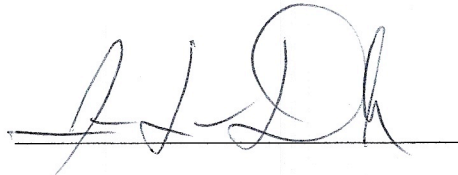
Sept 13, Oct 11, Annual meeting Nov 15

- Covenant Violation Hearings Scheduled For Tuesday June 7th 2011.

Meeting adjourned – 09:05pm



John Patton, President



Jonathan Dade, Secretary