

Montgomery West HOA Minutes – Sep 18, 2012 meeting

Attendees: Rob Mitkus, John Patton, Rod Olaya, Steve Kwilas, Ed Kallas, Nicole Kallas, Anna Kwilas

Meeting Opened 7:00 PM

Old business: May Meeting minutes were approved via email previously and posted on the website

Treasurer's report: Ed Kallas provided a report on the status of outstanding late accounts, comments on 2012 revenues/expenses, the proposed budget for 2013, status of Lot 2E lawsuit, and status of 2010 and 2011 audits.

Ed stated that two audits were performed in 2012 for years 2010 and 2011. After lengthy discussion by the board, 2013 budget was unanimously approved.

With regard to Lot 2E, at the initial court date on Sept 13 the homeowner informed the court of intent to defend the suit since they believe the MWHOA account information is in error. A second court date has been scheduled for Oct 25. Since the lawyer on retainer for the HOA did not attend the Sep 13 court date, the general consensus of the board was to wait for the official court report from that hearing before proceeding with next steps. Continuing with the lawsuit or settling out of court with the homeowner in arrears are two possible options.

Lot 31F, which has several covenant violations noted by the AERC, was discussed. The board unanimously agreed to have a violation letter sent to the owners on record and the bank since it appears to be in foreclosure. This homeowner is still making monthly payments according to the payment plan agreed with the Board.

AERC report: John provided an update on the status of the pond work and clearing of storm debris following the derecho earlier this year.

Steve reviewed several quotes for replacement of the fence around the pond, which is in disrepair. Quotes ranged from \$6k-\$11k. The board voted 4:1 to replace the entire fence based on its age (>25 years) and condition and award the contract to the lowest of three bidders, CCC Fence.

Ed reported on options for new HOA signage. Two 4'x8' brick or stone signs with non-wood face are estimated to cost \$16k. Following extensive discussion, the Board was not opposed to replacing the existing older signage. The issue will be brought before the membership at the 2012 annual meeting for discussion.

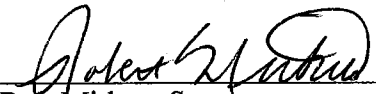
Community news: Rob provided an update on the Neighborhood Watch program. Training is scheduled for Sep 22 from 8am – 3pm at MontCo police 6th district headquarters in Gaithersburg. The training has been advertised in the Newsletter as well as on the HOA website.

Nomination Committee: John and Steve agreed to be nominated for another 2-year term on the Board.

County Liaison Issues: Steve reported the results of the County traffic survey on Centerway Road. The County is not willing to take any additional action beyond the new signage and refreshing the paint stripping on the road. Steve also mentioned the County is behind on their tree maintenance as we requested trimming and replacement of dead/damaged trees on Centerway.

Meeting Adjourned 9:15 PM

Next meeting scheduled for October 16


Rob Mitkus, Secretary


John Patton, President