

Montgomery West Homeowners Association

October 8, 2013

Board Members in attendance: John Patton, Rod Olaya, Ashleigh Hapuarachchi and Lula Davis

Board member - absent: Steve Kwilas

Also attending: Heather Patton, Prashad Hapuarachchi and Jasmine Adjetey

Meeting opened at 7:00 p.m.

Approval since last meeting (vote):

Board voted unanimously to approve the minutes of the September meeting

Hearing for AERC violations: Based on action at the September meeting, hearings were scheduled with four homeowners who have not responded to the friendly notice and not corrected issues the AERC identified as non-compliance with our covenants. Notice was received by the Board that all issues noted for hearings have been resolved, with the exception of Lot 40E (satellite dish visible from front of house). Notices dating back to 2011 have been sent to Lot 40E homeowner regarding the satellite dish. It was determined that a friendly conversation between neighbors and the homeowner should take place to ascertain whether or not there is any reason why they cannot change the location of the dish. The Board will take the next steps based on the outcome of this attempt. Assuming no resolution, the Board voted unanimously that another letter should be sent to the homeowner, and that if this issue is not resolved, then the homeowner will be assessed a fine of \$50 per quarter. The homeowner was offered the opportunity to appear before the board at this meeting, but they did not appear.

Treasurer's Report: The Board agreed that the HOA should continue to work with those homeowners with outstanding HOA fees, specifically those noted in the September minutes. With respect to Lot 20E homeowner, the HOA will pursue other avenues to contact the homeowner in our continuing effort to work out arrangements for payment of fees.

As has been noted previously, Lot 02E continues with the payment plan established in 2012. This property was under two liens, and the homeowner is close to completing payments necessary for removal of the 2nd lien. The Board is encouraged by the homeowner's willingness to work toward clearing up the late account. In response to a request from the homeowner, the Board voted unanimously to cancel/forgive \$370 in fines to encourage continued payments to satisfy both of the two liens.

The Board voted unanimously to agree to post a draft of the 2014 budget on the HOA's website. This draft will be available on the website for 30 days in order for homeowners to review,

At the September board meeting, it was agreed that we would pursue a multi-year, reasonably priced contract with our current accounting firm. A proposal for a 3-year contract with DeLeon and Stang was presented and the Board unanimously voted to approve the contract. The Board determined that past services of DeLeon and Stang have been very reasonably priced; they have been very accessible to the current Treasurer and well as the previous treasurer; and have provided very good service to the HOA.

Following up our previous discussion about an increase in late fee charges, Ashleigh reported that the average monthly fees charged by other HOAs range from \$30-\$35 per month. Our fee of \$15 is charged quarterly. A unanimous vote of the Board approved a motion made and seconded that beginning in the first quarter of 2014, our late fee charges would increase to \$25 per quarter.

The Board also took action with respect to a T. Rowe Price CD which will mature soon. The Board voted unanimously to **not** roll over the CD and have those funds (approximately \$6,800) available if and -when a decision is made with respect to new signage. (See further discussion about signage below)

With the current situation of the government shutdown, we have heard from the homeowners of Lot 9F, both furloughed federal employees, with respect to HOA fees. They have asked the Board to waive any late fees in view of their current situation. The Board unanimously voted to waive the late fee.

AERC Committee Report: The Fall survey was completed. The Committee noted -violations, and 9 letters will be sent to homeowners noting the infractions of the HOA's covenants. These violations relate to fencing issues, trash cans visible on non-trash days, shed color and a mailbox that is falling down. Additionally, a homeowner has garden structures nearly covering the entire backyard. These garden structures are near an HOA approved shed. During the Spring survey, this was noted and a letter was sent to the homeowner. It was determined by the Board that another letter should be sent offering the opportunity for the homeowner to appear before the Board in January to discuss the issue.

Nominating Committee: The Board is looking for names of potential candidates for two open board positions. Board members will talk to neighbors and friends seeking candidates.

Agenda for Annual Meeting: A proposed agenda was provided to the Board. Ashleigh will provide handouts of financial information for the annual meeting. Lula will prepare a handout of the 2013 yearly summary with copies of the 2013 meetings minutes.

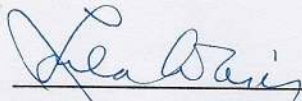
Update on bids for New Signs: The Board has only received a bid from Greenlinks—the company which currently does our lawn maintenance. The proposed bid includes two signs with landscaping in both locations—on Centerway and at Centerway and Strawberry Knolls. The cost of \$19,800 was a bit higher than what was anticipated and previously budgeted. At last year's annual meeting, the HOA agreed that we would budget an amount of \$16,000 for the signage only, without landscaping. Lights for the signs would cost an additional \$5,000. We are still awaiting several other bids and hope to have information to share with the HOA at the annual meeting next month.

Meeting closed at 8:45 p.m.

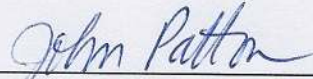
Next Meeting is the Annual Meeting: November 12 at 7:30 p.m.

Location: Strawberry Knoll Elementary School – Media Center

All homeowners are encouraged to attend the annual meeting



Lula Davis, Secretary
October 31, 2013



John Patton, President
October 31, 2013