

**MWHOA Meeting Minutes
October 9, 2007**

Board members:

John Patton, Michele Heffner, Marybeth Daucher, Chris Rhawn

Hearings on trash bin/recycle violations

Hearings were scheduled for three HO's (Lots 40F, 41F, 42F) regarding no response to our two friendly notices about visible trash cans. Prior to the hearing all three HO's had taken action so all 3 hearings were cancelled. Lots 41F and 42F removed the trash cans while Lot 40F installed small lattice work to hide recycle bins on front porch. AERC will need to determine if lattice work is acceptable.

Note: HO at Lot 8F has a corral of lattice in the driveway around trash bins in the driveway.

Minutes from previous meeting .

September meeting minutes revised and approved

Record of approvals since last meeting

Approved settlement with HO Lot 51E. Board voted 5-0 to accept settlement lawyers negotiated on our behalf.

Landscaping quotes

Howell Brothers presenting a proposal of approx. \$18,000. Goshen Enterprises bidded contact at approx. \$33,000. Greenlink had not submitted pricing for 2008. It was decided that the Board negotiate with Howell Brothers to bring the total price to approx. \$13,000 - \$15,000.

CCOC Annual Forum

John Patton attended the CCOC Annual Forum. There was a consensus that it was not reasonable to expect 100% compliance by HO's on payment of HOA dues due to foreclosures and issues in the current mortgage market. It was suggested that HOAs be more diligent concerning delinquent payments or possible defaulting on mortgages. HOAs should be proactive about sending a letter to district assembly members to encourage legislative action to allow HOA a 6-month priority status regarding collection on defaulted liens on homeowners. Michele will contact Saqib Ali.

Treasurers Report

Reviewed 2008 budget - include reserve fund under maintenance as a line item – increase dues to \$100 per quarter - vote after Thelena reviews and agrees with the numbers.

AERC report –

Lot # 15E – Request for shutters and windows replaced approved by AERC.
Fire damage area will be restored by JHJ Landscaping for \$380
County contacted about Centerway Rd. tree planting (on fall schedule)

Nominating committee –

Discussed potential HO for committee. Recommend five members at a minimum.
John and Michele to be nominated for additional terms. Chris and Thelena still have one year left in their terms. Replace secretary position. Perhaps additional at-large individuals to be added. Nominations will be presented and voted on at the Annual Meeting.

Covenant enforcement

HO Lot 51E case status – Settlement to be signed by Chris Hitchens. Change made to covenant to be recorded on Montgomery County Land Records
Covenant enforcement process was reviewed and approved, including a \$50 per quarter fine per violation (see attached). Dues collection schedule was also reviewed and approved (see attached). When HO's account balance is substantial (\$600 or more), the board will need to determine if a lien should be placed on the property.

Lot 10E covenant was recorded on Montgomery County Land Records

Lot 2E fine letter – After discussion about HO lack of compliance with covenant violations addressed at the Hearing on September 11, 2007 with the homeowner, the Board passed the following resolution with a vote of 5 for, 0 against.

RESOLUTION: All the conditions listed in Christopher Hitchen's letter of May 31, 2007 to HO at LOT 2E are determined to be covenant violations of Montgomery West Homeowners Association's Amended and Restated Declaration of Covenants, Conditions, and Restrictions. Fines are now assessed at \$50 per quarter until the violations are addressed and corrected for the following:

- 1) Trash cans/ recycle bins visible from front of property
- 2) Two sheds in back yard
- 3) Shed does not match house color
- 4) Fence missing rails
- 5) Unapproved driveway

Fines for commercial vehicle, construction equipment, and trailer will be delayed for three months allowing time to build a garage or find off site storage.

Website

Need to update with Meeting minutes and Newsletter

Annual Meeting Agenda was reviewed

Larger Community News

Bulk trash pickup – November 3rd 7-10AM

Traffic calming – stripe no parking zones on Centerway (Meeting has been requested with Mont. County traffic engineer).

The meeting was adjourned at 9:00PM. Next Meeting is the Annual Meeting at SKES on November 13, 2007

Approved:


Marybeth Daucher, Secretary

John Patton, President