

Montgomery West HOA Minutes – Oct 16, 2012 meeting

Attendees: Rob Mitkus, John Patton, Rod Olaya, Steve Kwilas, Ed Kallas, Nichole Kallas, Heather Patton

Meeting Opened 7:00 PM

Old business: Agent of the property letter, granting MontCo police authority to prevent trespass of HOA property including common areas as necessary, was approved via email, signed, and sent to MontCo police since the last meeting

September meeting minutes were approved unanimously

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

Nothing significant to report on late accounts. Lot 25E was in foreclosure and sold - John mentioned that covenant violations were acknowledged by new owner. Friendly letters will continue to be sent to homeowners in arrears. Lot 2E lawsuit was moving forward with next court date Oct 25.

Ed stated that the 2010 and 2011 audits were completed and paid for; HOA received a rating of "very good". Revenues/expenses for 2012 on track.

2013 proposed budget was posted on website on Oct 14. Budget has been divided into 2 major sections (Operating funds and Reserve funds).

Vote was unanimous to approve rollover of CD (Reserve fund) that will be maturing on 10/26, contribution of \$6.5k from Operating to Reserve fund, and 2013 Q4 purchase of new HOA signage (only if approved by membership) from Operating fund. New HOA signage will be presented at the MWHOA annual meeting to determine support of the membership for new signs.

Vote to adopt 2012 capital reserve fund schedule of capital work was unanimous.

AERC report: John provided an update on the status of the pond work and HOA pond fence, results of AERC fall survey, and AERC approvals.

MontCo environmental engineers determined that the pond contains a sinkhole that needs to be repaired (will be paid for by the county). It was agreed to wait until the county provided more particulars on that work before erecting the new pond fence.

AERC fall survey was performed and letters will be sent to homeowners who have any violations. AERC application for installation of new patio at Lot 21E was approved.

Community news: Rob provided an update on the Neighborhood Watch program. We will be linking up with Flower Hill HOA, which will forward any relevant info. Walk-thru of HOA neighborhood with Officer Zimmerman will take place on Oct 25.

County Liaison Issues: Steve will contact the county and report potholes at intersection of Kinglet and Mourning Dove.

Planning/Preparation for MWHOA Annual Meeting:

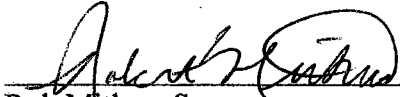
Secretary (Rob) will develop one page 2012 highlights and attach to all the meeting minutes to handout at the meeting.

Treasurer(Ed) will generate one page handout of 2012 budget, 2012 proposed final expenditures, and 2013 proposed budget to present at the meeting

John will correct the Annual Meeting Flyer and email to all board members for distribution to all the homes on their streets prior to Nov 3.

Meeting Adjourned 8:25 PM

Next meeting is Annual Meeting scheduled for November 13


Rob Mitkus, Secretary


John Patton, President