

Montgomery West HOA Meeting Minutes
Annual Meeting
November 18, 2014

Attendees: Sign-in sheet attached

Meeting Opened at 7:00 p.m.

Introduction of 2014 Board

Vice President – Mikayla Higgins

Member-at-large – Steve Kwilas

Treasurer – Ashleigh Hapuarachchi

Secretary – Jessica Stokan

Mikayla gave an update on board vacancies. Vacancies include the board position for Presidency since John Patton left earlier this year, and Steve Kwilas ending his two year tenure on the board at the end of 2014.

Secretary's Highlights from 2014 Minutes:

Jessica gave a summary of the highlights from all of the 2014 minutes. (Attached)

MWHOA Signage Update:

A discussion regarding the possibility of increased cost for additional construction permits for the sign located by Strawberry Knoll that may be on county property/easement was presented. The board informed attendees of the permitting issue and that the cost to get the correct permits could increase the cost of the signs approximately \$4,000 or more from the originally discussed \$19,000-\$20,000 previously approved. This would increase the cost by 20%. One member said the new signs would be good for the community, and another said that even if we did not replace them now they would need to be replaced eventually.

Motion: To approve expenditure of additional funds to obtain permitting for Strawberry Knoll signage:

10 Votes Yes

1 Vote Opposed

Storm Water Retention Pond Update:

A public hearing was held in early 2014 providing plans and expected construction schedule. The county was delayed with their expected schedule but is now starting to get back on course.

Treasurer's Report:

Ashleigh provided a detailed summary of the HOA's financials from the 2014 budget, and the 2015 projected budget. (Attached) With respect to the reserve fund balance, there was a question as to what is the suggested balance or percentage that the county would expect an HOA our size to have. A second question was also what the reserve fund is for. The board discussed that in previous years our lawyer suggested that MWHOA have at least \$50k in the reserve fund for unexpected legal issues, and part of the funds in the reserve balance in 2014 are there for the signage that was not expensed due to the signage permitting issue.

Nominating Committee/Election of Board Members:

Nominating Committee – Michelle Heffner, Ashleigh Hapuarachchi, and Mikayla Higgins

Two individuals were presented for nomination to board membership:

Rod Olaya

Mike Anderson

Motion: A unanimous vote of membership in attendance elected both nominees for membership to the board for 2015

Homeowner Input:

The board wanted to ask homeowners in attendance if there were any improvements in the neighborhood they would like to see or any concerns they would like to discuss.

The board talked about what we have been working on in 2014:

- Crosswalks on Centerway Road
- Trashcans at bus stops along Centerway Road
- The board asked members about snow removal in cases that the county cannot get to our neighborhood roads. The board discussed having a third party clear a path through once. Member in attendance were in agreement to spend funds in cases of severe snow. The board will research snow removal vendors in 2015.

Ideas/Concerns from members:

- List Serve – collection of emails for homeowners to receive billing statements/newsletters instead of paper mailings.
- Website updated with more information, or more interactive website
- Annual Fall leaf removal/collection
- Pets that are not leashed were brought up by one neighbor, as well as not cleaning up after pets. The major concern was due to the safety of their children. The board offered to follow up with any specific neighbor once his/her identity was provided to the board as well as include a reminder about cleaning up after pets and Montgomery County leash laws in the Spring Newsletter.
- Bill Roberts gave an update on several updates that concerned our community for the members in attendance. The Nike Missile Site – He informed the group that some county residents have raised concerns that there may be hazmat materials in the soil/concrete that have not been sufficiently cleaned up. The Backyard Habitat Program – a homeowner can contact this program and they will come check your property for any dangerous trees that may need to be taken down for safety. Bill Roberts also updated us on the success of his survey they he sent to homeowners the responses that he received.

Closing Notes:

All meeting minutes from 2014 are available through our website – <https://MontgomeryWestHOA.org>

Meeting adjourned 8:10 p.m.



Jessica Stokan, Secretary

Date: 1/20/15



Mikayla Higgins, Vice President

Date: 1/20/2015