

MONTGOMERY WEST HOA

January 8, 2026, held via Zoom

Attendance and Quorum

Board members present: Kate Grigoreva (President), Patricia Page (Vice President), Sundar Chockalingam (Treasurer), Jim Horton (AERC chair), Pia Fuller (Member-at-large).

Other attendees: John E. Tsikerdanos (attorney), Linda Chaney, Nancy Nguyen, Kathleen McClure, Bijay (BJ) Karki, Bill Roberts, Chris Rawn, Benny Farkish, and additional homeowners (14 participants noted).

Quorum: Kate Grigoreva stated there were at least four board members present and that a quorum was achieved.

Summary of Key Discussions

Election and Minutes

- **Background:** The annual meeting and election were held November 11, 2025. The chair of elections was Pia Fuller.
- **Candidates:** Candidates include Sundar, Benny, Pia, BJ, and Kate (nominated from the floor). Chris and Maureen were voted by homeowners.
- **Minutes approval:** Kate read the draft minutes (prepared with AI). Board members and legal counsel confirmed that even if an election is later found invalid, the meeting still occurred and minutes must be drafted and approved. Several attendees requested that missing vote counts and other numeric details be added before final approval.

Legal Counsel and Next Steps for Elections

- The board asked John E. Tsikerdanos to explain what legally occurred in the November election and to guide the association through a corrected election process.
- John provided legal clarification, explaining that new Maryland legislation (effective October 1, 2025) mandates that HOA elections be conducted by a neutral party—either a third-party vendor or non-board members who are not running for office.

Nomination and Volunteer for Election Oversight

Yesica Alvarez, a MWHOA homeowner, volunteered to oversee and run the upcoming election, with her role as Chair of the Nominating Committee confirmed. The board approved her to serve in this capacity.

Contracts, Landscaping, and Bus Stops

- **Contract increases:** The board reviewed contractor price increases for landscape/snow removal services; an increase of approximately \$800 per year was mentioned for the current contractor. A possible new bid for services was discussed.
- **Bus stops/sidewalks:** Discussion centered on responsibility for five bus-stop sidewalk areas (snow removal and maintenance). Kathleen McClure reported contacting Montgomery County 311 and concluded that some sidewalk segments (including the elementary school bus stop sidewalk toward the neighboring community pool) are HOA responsibility, while the public bus stop corner is county responsibility. The board deferred final action pending clarification and further review.

Financial Report and Dues

- **Treasurer's report:** Treasurer Sundar presented a financial overview:
 - **Total bank accounts:** reported as **\$117,581.75** (including a CD for legal reserve and savings for capital improvements).
- **Dues:** 2026 dues were confirmed unchanged at **\$110 per quarter**.
- **Payment system:** Some members expressed having experienced technical difficulties with the new QuickBooks-based electronic payment option

Sidewalk and Parking Project

- **Project cost:** The board discussed completing a sidewalk and parking project estimated at **\$74,000**, with **\$8,000** set aside for future related work (seal coating, etc.)
- **Bookkeeper fee:** A proposed increase in the bookkeeper's quarterly fee was discussed from **\$750** to **\$850**

Violations, Inspections, and AERC

- **AERC report:** Jim presented AERC activity: approvals noted across quarters (one approval in each of the first two quarters and three in the third quarter).
- **Walkthrough findings:** A fall neighborhood walkthrough identified approximately **30 violations** (examples: improperly placed trash cans, damaged fences).
- **Standardization:** The board discussed the need to standardize violation inspection procedures and ensure proper board approval of violation letters to avoid legal exposure. The board agreed to seek legal guidance to establish a standardized process; the AERC chair will handle initial inspections and documentation.

Boundary Dispute

- **Survey plan:** The board discussed a boundary dispute with a neighboring association over a parcel. The board decided to proceed with a boundary survey (estimated cost **\$2,000–\$3,000**) to establish property lines before any legal action. A letter will be sent to the neighboring association based on survey results; if unresolved, legal counsel may be engaged.

Officers role:

The attorney clarifies there are no differences in hierarchy among officers and all the duties should be split equally. The only difference is the president can call special meetings by their own. Also, accounts or legal documents should only list a name as a Board Member, not the officer title, as they can change yearly or sooner. Only the board position is required on legal documents, so if an officer title is listed, revisions should be made.

Election of Officers

A motion was raised to remove Kate Grigoreva as president which is approved by the majority of the board. Consequently, new officers are elected until a new board and officers are elected.

- **President:** Patricia Page
- **Vice President:** Jim Horton
- **Secretary:** Pia Fuller
- **Treasurer:** Sundar remains as treasurer

John E. Tsikerdanos, the HOA attorney, oversaw the entire election process to ensure it was conducted fairly and in accordance with legal requirements.

Next Steps and Meeting Scheduling

- **Follow-up meeting:** The board will schedule a follow-up meeting after receiving the attorney's written guidance and the corrected financials.