

**Montgomery West HOA  
Boards Meeting  
January 23, 2018**

Board Members in Attendance:

Rod Olaya, Michele Heffner, Lula Davis, Maryann Holleran, Vincent Delgado Mikayla Higgins (Outgoing President)

- Meeting called to order at 7:00 pm by Vice President Rod Olaya

New Board Member Orientation

Mikayla Higgins conducted a brief orientation session for the new board member elected at the 2017 Annual HOA meeting (Maryann Holleran)

2018 Homeowner List - An updated copy of homeowner list was made and copies were provided to board members.

Approvals

- 2018 Meeting dates
  - o the 2018 proposed meeting dates (03/13 – 05/15 – 09/11 – 10/16 & Annual meeting 11/13) were voted on and unanimously approved by the board
- County Easement & right of way agreement for Storm water pond reviewed and unanimously approved

by the board

- County Covenant inspection & maintenance agreement for Storm water pond reviewed and unanimously approved by the board

Treasurer's report

- Presentation of 2017 final revenues/expenses – Postponed until next meeting
- Account reconciliation – Data not available Postponed until next meeting
- Status on Outstanding (late) accounts (aging summary)
  - o 3 lots over 2 quarters overdue send a notification letter from the board
  - o 4 lots over 4 quarters overdue referral to lawyers for letter of intent for a lien
  - o Discuss Status of a former owner with high dues (\$3748) so far effort to recoup the fees have not been successful and per the lawyer recommendations, it'll be best to write off the unpaid dues as it'll be costlier to the HOA to try and track down the previous homeowner.
    - Motion to call to vote on a write-off of the unpaid dues by Lula Davis
    - Vote: Motion Carried Unanimously
    - Resolution: the treasurer will complete the steps to write-off the unpaid balance (\$3748)

AERC Committee

- Outstanding AERC Application/violations
  - o No outstanding violations to review
  - o Current notifications/violations are being handled by the homeowners
- Spring Survey date
  - o Tentatively scheduled for Saturday March 17, 2018 (need confirmation at next meeting)
- Bulk pickup date
  - o Mr. Olaya to contact the bulk pickup service and schedule a date (if possible plan to include the scheduled date in the Spring newsletter)

Community News/County Liaison Issues

- CCOC Mediation
  - o Following complaint by a Homeowner, CCOC mediation has been scheduled for late February. Board voted unanimously to have the HOA lawyer attend the mediation along with members of the board
- Covenant Signs policy
  - o Since the changes will reduce the signs restriction, it is possible to implement the changes without having to modify the Covenant (plan to review with HOA lawyer)

- Plan to engage the community for their input and feedback on the signs policy – the board will include an article in the upcoming spring newsletter
- Spring Newsletter
  - Discuss ideas for the spring newsletter (board member introduction / signage policy articles / CCOC contacts to be shared with all HOA member as required)
  - Deadline for articles submission is Feb 20<sup>th</sup>,
  - Plan to send newsletter along with the next quarterly dues to save on posting cost
- CCOC training for new/re-elected board members
  - Reminder for all new/re-elected board member to complete the CCOC training

#### Selection of Officers and Committee Members

The following Officers were appointed –

Vincent Delgado – President,

Rod Olaya – Vice President,

Michele Heffner – Treasurer,

Lula Davis – Secretary,

Maryann Holleran – Member at Large

AERC Committee (Rod Olaya (Chairperson), Lula Davis, Vincent Delgado)

Nominating Committee (Maryann Holleran (Chairperson), Michele Heffner, )

#### Updating list of responsibilities of positions

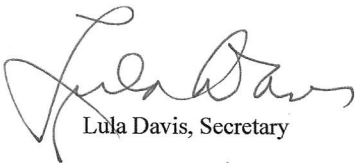
The 2018 task list for the board members were reviewed and updated

Other business – None

2018 Meeting dates: ~~Jan 23~~, Mar 13, May 15, Sept 11, Oct 16, Annual meeting Nov 14

#### Closing:

- Motion: Call to adjourn meeting by Vincent Delgado
- Vote: Motion carried unanimously
- Resolution: Meeting adjourned at 9:30 pm



Lula Davis, Secretary

Date:

15 May 2018

Vincent Delgado, President

Date:

05/15/18  
