

Montgomery West HOA  
Board Meeting Minutes  
January 28, 2020

Meeting called to order at 7:03 p.m.

**HOA members present at Board meeting:** Michele Heffner, Lula Davis, Rod Olaya, Cheryl Horton, Jim Horton, Steve Stefany and Bill Roberts (present only for his presentation as listed below).

**Announcement of new Board members elected at 2019 annual meeting:** Cheryl Horton and Maureen Serieux

**Announcement from Board President Vincent Delgado of his resignation from Board, with one year remaining on his term of office.** HOA member Steve Stefany has agreed to step in and serve the remaining year of Vincent's term as President. The Board accepted Steve's offer to serve, and unanimously approved his selection to serve as President.

**Current board positions:** The Board approved the following position holders for 2020: President Steve Stefany; Vice President and AERC Chair Maureen Serieux; Treasurer Michele Heffner; Secretary Lula Davis ; and Cheryl Horton in the At-large position.

**Approval:** Board approved minutes of October 15, 2019 meeting by motion adopted unanimously.

**Save our Streams Site #2 on Cabin Branch:** Bill Roberts made a presentation to the Board with respect to the Isiah Walton League of America Save our Streams clean water coalition program. The request of the Board is to consider becoming a sponsor, at no cost to the HOA, of Site 2 along the Cabin Branch. The purpose of the coalition is to encourage groups to become interested in environmental issues especially as it relates to our drinking water supply. The Cabin Branch runs approximately 12 miles and has 6 sample sites—several of which are near our neighborhood: Snouffer School Road, Montgomery Village Avenue and Watkins Mill. Bill Roberts urged the Board to consider including information about Site #2 in the HOA's spring and fall newsletters so that the Community would be informed of what kind of activities were expected to occur with respect to Site #2. The Board agreed that the information was important to the community and Bill will be reaching out to homeowners to urge their participation in the project, as a Board approved event.

**High Road Foundation Monorail as a viable transportation alternative presentation.** The Board has been contacted by Margo Hope Hoerrner of Rosedale-Green with respect to making a presentation on its impact and any benefit which this community might enjoy in the coming years. Board agreed to do further study of the Foundation before agreeing to extend an invitation to Ms. Hoerrner.

**Treasurer's Report.** All documents relating to the 2018 audit have been submitted.

**Status of outstanding (late) accounts (aging summary):** The number of late accounts is greatly reduced from the last quarter.

5 – 1-2 quarters late, several of which have late fees assessed;

2 will have lien filed; Board authorized legal team to proceed forward;

1 under lien has been making some payments and is reducing the total amount owed;

1 under current payment plan has been delinquent and Treasurer will contact before any further action taken;  
Lawsuits will be filed against 2 properties.

**Account Reconciliation:** Treasurer provided brief summary to incoming President about what this entails. Simply reconciling all bank accounts of HOA, and President then signs.

**AERC Committee Report:** Former Chair Rod Olaya was present to give an update on the status of any outstanding AERC violations and to indicate that he was willing to work with incoming Chair on what is expected. No outstanding violations noted, and so far no routine applications received. Community members John Horton and Bob Terry have expected an interest in working with the AERC Committee.

**Reserve Study:** Board authorized and reserve study conducted in 2019. Reserve study places value and life expectancy of HOA assets: retaining walls, fences, signs.

**Common Area delimitation:** Board has agreed that the boundaries of the common areas need to be defined so that in the event of any instance where a tree may fall into a common area but is actually on the property of a homeowner, then it clarifies responsibility for removal and cleanup.

**Community News/County Liaison issues:** Maureen Serieux, who was ill and not in attendance at the Board meeting, has agreed to serve as AERC Chair and also has agreed to do a community clean-up project in conjunction with Boy Scout Troop 1988, led by Scout Leader Kristy Wade. Steve has agreed to work with Maureen and the Troop in determining a day in which this can be accomplished. The Board has agreed to provide refreshments for the Troop whenever the cleanup is scheduled.

**Bulk Pick-up:** Board is hopeful that a bulk pickup date can be scheduled to coincide with the community cleanup date.

**Remaining meeting dates:** March 17, May 19, September 15, October 20, annual meeting November 17.

**No further business:** Meeting adjourned at 8:53 p.m.



Steve Stefany, President



Lula Davis, Secretary