

Montgomery West HOA Meeting

Board Meeting

March 13, 2018

Board Members in Attendance: Vincent Delgado, Michele Heffner, Rod Olaya, Lula Davis and Maryann Holleran

Non-Members: Mikayla Higgins and Allan Williams

Opening: Meeting called to order at 7:06 p.m., by President Vincent Delgado

Approvals: Minutes of January 23, 2018 approved unanimously.

Mediation Letter outlining agreement between CCOC, HOA and homeowners was put before the Board for approval. Motion to adopt the mediation agreement was voted affirmatively by the Board. (Motion made by Rod Olaya and seconded by Michele Heffner).

Annual Meeting Minutes. Board informed by legal counsel that approval of annual meeting minutes should be approved at the next annual meeting.

Acknowledgement: Board received letter from homeowner Lincoln Phillips, regarding fallen tree impeding access to common ground walk-through to Marsh Hawk Lane. Board responded in writing to Mr. Phillips noting his concern and indicated that during the Spring Survey attention would be given to various tree issues in the neighborhood.

Treasurer's Report:

- The MWHOA continues to be financial stable and strong.
- 2016 audit has been completed, reviewed and signed by President and Treasurer.
- 2017 final revenues/expenses still under review.
- Monthly reconciliation of accounts reviewed.
- Board incurred higher cost for legal fees due to increased actions taken with respect of overdue and late accounts, as well as those funds incurred in the mediation by the CCOC.
- Auditor noted issue of end of year payments for first quarter of following year are posted in the year paid. The auditor adjusts the accounts to reflect that payment is made for next year dues.
- Treasurer reviewed status of different accounts (Legal, Capital and Operating)
- Auditor indicates that a clarification in designation of legal reserve fund to "operating legal contingency fund" should be authorized by Board. Motion made and adopted by Board to authorize such action
- Board voted unanimously to create a "new money market account" at Well Fargo in the amount of \$10,000 (These funds would be transferred from a savings account which exceeds amounts recommended by the County.)

Aging Summary (outstanding, late accounts):

- 3 lots over 2 quarters late – letter from Board
- 4 lots overdue – letter from Lawyer

Protocol for letter from Board: President will send homeowner up to 3 letters on overdue accounts before submitting to legal.

AERC Committee:

- Spring Survey date – March 17
- AERC Committee to photograph any violations and letter of violation, with photograph would be sent to homeowner.
- Board agreed that a review of AERC enforcement rules was warranted.
- Bulk Pick up date – noted in Newsletter – April 19, 2018
- Letter from Lincoln Phillips, noted above, regarding downed part of tree.
- Quail Valley neighborhood indicated to AERC Chair concerns about a tree on MWHOA property being in danger of falling down. Special note was to be made during Spring Survey.

Community News:

- Covenant signs policy: Noted in newsletter with request for feedback from HOA members by June 1.
- Board agreed to seek legal advice and canvas other neighborhoods to ascertain whether or not they have specific policies with regards to signage.

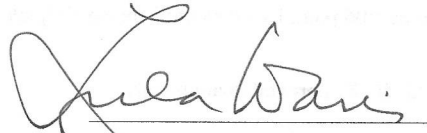
2018 remaining meeting dates: May 15, September 11, October 16 and annual meeting November 13

Meeting Adjourned: 9:21 p.m.

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Vincent Delgado, President

 5/15/18

Lula Davis, Secretary