

Montgomery West HOA  
Board Meeting  
March 16, 2021

**Meeting called to order at 7 p.m. Meeting conducted via zoon**

**Board Members in attendance:** Steve Stefany, President; Sundar Chockalingam, Treasurer; Cheryl Horton, member-at-large; Jim Horton

**Board member absent:** Maureen Serieux, Vice President/AERC Chair

**Non-member attending:** Lula Davis

**Approval:** January 19, 2021 board minutes were approved unanimously.

**Treasurer's Report:** Sundar's presentation to Board indicates that the HOA continues to remain financially strong with an outstanding asset to debt ratio.

In January, Sundar raised a question about accounting charges which he thought were inflated. He learned that the charges actually covered 2 years.

**Status of outstanding (late) accounts:** The vast majority of homeowners are current in their association fees, however, there still remains a small number who are in arrears with several significantly late.

6 over 2 quarters: 20F (\$455); 35E (\$617.25) lien placed; 40F fire damage 2,908.13; 43E (\$1,012.80) lawyer; 45E \$500; 53E (712.11).

Board agreed that 40F will be notified that if the full amount is not paid within 60 days, the matter would be referred to the attorney with potential for lien filing.

**Clarification of Board's action with respect to 40F.** Board made clear that in view of the fire damage to this property and adjourning 41F, that the first 2 quarter dues for 2021 would be **forgiven**. In the event of future calamities, any action with respect to HOA fees would be determined on a case-by-case basis.

**AERC Committee Report:** In Maureen's absence, Steve indicated that there were no new AERC applications pending.

**Community Bulk Pickup:** 2 dates for bulk pickup this year: **Spring pickup:** Thursday, April 29;  
**Fall pickup:** Thursday, September 23.

**Spring Survey:** No date yet. The conventional wisdom is that this will occur sometime in April.

**Other Business:** Secretary's position remains open. Steve has posted the opening at the entrance to the community streets. Board members are encouraged to reach out to neighbors seeking an individual to fill the position.

Steve has been notified by Doug Marshall of Montgomery County that the County will begin some construction work on the Quail Valley Stormwater Pond, which abuts the rear of the townhomes on Kinglet Place. A temporary road will be installed to permit construction vehicles to enter the area. Construction vehicles will be parked along Centerway road, adjacent to the site.

Steve noted that in the common area between Blue Heron and Ivory Gull Court, there are low hanging branching that need attention. Maureen is to be notified so that she can make contact with Greenlink to facilitate needed pruning of area.

Steve will also reach out to Michelle Heffner with respect to who will be the HOA's web master and maintain the web site.

**Community Newsletter:** The newsletter is usually sent out during the March/April time frame.

**Remaining meeting dates for 2021:** May 18, September 21, October 19 and annual meeting November 16.

**No further business:** Meeting adjourned at 7:49 p.m., on a motion by Cheryl , seconded by Sundar.