

Montgomery West HOA
Board Meeting
March 17, 2020

Meeting called to order at 7:09 p.m.

Board members in attendance: Steve Stefany, Maureen Serieux, Michele Heffner, Lula Davis and Cheryl Horton (a teleconference number was provided in the event homeowners wanted to join given the concern over the Coronavirus)

Approval: January 28, 2020 board minutes were approved by unanimous vote.

Google Docs demonstration: Michele provided a brief demonstration of how all the HOA files can be assessed through Google.

Treasurer's Report: Status of outstanding (late) accounts. Of the 104 properties in the community, only a small number are in some stage of arrears:

2 properties 1 quarter late

7 properties 2 or more quarters late – letter sent from Board

1 property has 2 liens filed against

2 properties under lawsuit, with 1 homeowner having made a substantial payment; the other property is under a payment plan, but no payments have been made, despite the efforts of the Treasurer to contact the homeowner.

(Addendum: Information related to one property under lawsuit. The homeowner contacted the Treasurer subsequent to the March 17 board meeting. The inquiry was in reference to the legal fees and fines imposed—whether or not the Board would be willing to waive some fees since the individual is working to settle all financial obligations related to the property. Several options were proposed: not waiving; waiving, partially waiving, and not waiving and putting on a payment plan. Via electronic communication, the Board agreed that the homeowner shoulders the burden of settling their account, but on a payment plan. The Board agreed that this was an appropriate action to take in view of the fact that the homeowner has been slowly paying off the balance of this account.)

Steve inquired about whether or not there was a template for payment plans. While there is no set proposal, the Board is very conscious of the different circumstances of homeowners, and works diligently to work out a plan that is suitable for each individual case.

Financial Report: The HOA continues to be financial strong, with our various accounts exceeding the amounts recommended.

Future budgets: Treasurer indicated that for future budgets she would recommend slight inflation related increases to some accounts.

AERC Report: No new AERC applications have been received.

Clean up date and bulk pickup: Maureen has been in contact with the scout troop (consisting of boys and girls), and is currently awaiting word from Scout Leader Kristy Wade with respect to the date in which the cleanup, behind the townhomes and along the creek bed on both sides of Centerway Road,

will occur. The dates in play are April 18 or May 9. The plan of the Board is that once date established for cleanup, then arrangements will be made for a community bulk pickup.

(Addendum: The Board communicated via electronic mail with respect to the proposed clean up and bulk pickup date. In view of the current conditions we are living under with the covid 19 virus all around. The Board has determined that until this pandemic is behind us, we would postpone any and all community cleanup activities.)

Lawn service contract: Maureen will reach out to current contractor—Greenlink—to establish a working relationship in order to make it clear that there are certain things that are expected of them by the HOA and assuming some issues are not properly handled, then the Board would seek other bids for lawn maintenance. The current contract with Greenlink expires at the end of the year, and the amount of the contract has been constant for the past several years.

Retaining wall replacement: The timber wall in the common area near Marsh Hawk Lane will need to be replaced in the very near future. The Board will solicit at least 3 bids for replacement of the timber wall.

Other Business: No other business presented for discussion.

Motion to adjourn made and adopted: Meeting adjourned at 8:10 p.m.

Remaining 2020 meeting dates: May 19, September 15, October 20 and annual meeting November 17

Steve Stefany, President

Lula Davis, Secretary