

Montgomery West HOA Meeting  
Board Meeting  
May 15, 2018

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

**Non-members:** Steve Stefany and Dr. Janet Fujikawa

**Opening:** Meeting called to order at 7:03 p.m., by President Vincent Delgado

**Approval:** Minutes of March 13, 2018 approved unanimously. The Board noted that minor typographically errors (spellings) were in the previously approved January 23 minutes, and with the corrections made, the minutes were approved again unanimously.

**Mediation Letter:** An inquiry was made with respect to the agreement of the CCOC, HOA and homeowner, and the Board gave its assurance that the document had been affirmatively voted at the January 23 meeting and was so noted in the March 13 minutes.

**Treasurer's Report:**

Monthly reconciliation and bank statements reviewed;

Budget and actual expenses in line. One item which is almost at its budgeted level is legal fees which was noted in the March 13 board meeting;

Treasurer suggested that the Board seriously consider rolling into the newly established Well Fargo savings account, any matured CDs, to build up the operating reserve fund in the event funds are needed for unforeseen circumstances. (see additional explanation in AERC report);

2 homeowners notified Treasurer that they had been assessed late fees (even though their payments were timely). It was determined that the HOA's bookkeeper had made an error in lot numbers. The Treasurer interceded, and the Bookkeeper made the corrections, with late fees rescinded.

**Aging Summary: (outstanding, late accounts)**

-5 lots over 2 quarters late – letter from Board

-4 lots – Homeowners expressed interest in working out a payment plan. Board voted unanimously to authorize Treasurer s to work with the affected homeowners to get their account current.

-Treasurer noted that the legal team had filed, in error, and without notice to the Board, a lien on a HOA member's property that is not part of Montgomery West. The lien was withdrawn, and Board agreed that any actions of that nature must be at the behest of the Board.

**AERC Committee:**

--Spring Survey conducted. Very minor infractions.

--Health of trees in the community primarily noted, with several which appear to be in dire need of attention.

--Board agreed that an assessment of tree health in the common areas was warranted.

--AERC Chair and Board Secretary to contact licensed arborist to schedule an assessment of trees, noted in spring survey, which may be injurious to individuals and property.

--Assessments to include the cost for performing any tree work in the community's common areas.

--Following assessments, Board will prioritize to determine what action needs to be initiated. The Board agreed that by June 30, 2018, a review of the tree removal proposals should be completed, with a priority list established .

--Homeowner on Ivory Gull Court did advise the Board of a tree that could be an issue to his property—tree appears to border stream. Homeowner was assured that Board would contact Park and Planning to ascertain HOA/County property lines and ownership rights.

--Homeowner contacted Board after noticing that Greenlink was using water from fire hydrant. AERC Chair contacted Greenlink and was informed that Greenlink has an account with WSSC and they are allowed to use the hydrants and are thus billed by WSSC. Homeowner was thanked for bringing to the attention of Board.

--Board will send letter to homeowner regarding the fallen part of a tree in the common area near Centerway Road. The tree was damaged in the February storm.

--The Board will respond to any homeowners who have expressed concern about tree health informing them that an assessment of tree health in the common areas is planned. Once an assessment is done, a priority list will be determined.

--Dumping in the common areas was mentioned and a suggestion was made that some statement might be included in the next issue of the Community newsletter.

--A homeowner apparently removed several trees from their property, but mounds of tree debris remain in the backyard. A neighbor is concerned about rodents using the debris as a home base. The Board will contact the homeowner about the debris.

#### **AERC Enforcement of violations policy:**

--Board determined that an in-depth review of the current policy is warranted, with the President and AERC Chair reviewing.

--In the interim, Board indicated that the current policy of the MWHOA with respect to enforcement violations should be on the website.

#### **Community News/County Liaison Issues:**

--*Covenant Signs Policy*: Board is seeking input of Community with respect to current covenant restrictions. A few homeowners have responded to the request for comment/ suggestions.

--Board reviewed documents from several other communities with respect to their "signage policy."

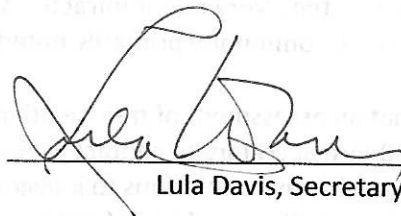
--No determination at this point. However, Treasurer has been requested to draft language which would aid in clarifying the current covenant language, working in concert with interested homeowners. This draft would then be available for Board review, as well as that of our legal representatives.

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

**Meeting adjourned:** 9:34 p.m.



Vincent Delgado, President



Lula Davis, Secretary