

Montgomery West HOA Board Meeting
Minutes
September 12, 2018

Board Members in Attendance: Vincent Delgado (via teleconference), Rod Olaya, Michele Heffner, Lula Davis and MaryAnn Holleran

Non-members: Lincoln Phillips and Janet Fujikawa

Opening: Meeting called to order at 7:02 p.m., by Vice President Rod Olaya

Approval: Minutes of May 15, 2018 board meeting approved unanimously. The Board also approved the minutes of the special meeting of July 13, 2018, with a minor edit.

Tree Removal: Lincoln Phillips inquired about the status of the removal of 2 pine trees in the common area along Marsh Hawk. Board advised Mr. Phillips that 2 different arborists advised that the trees appeared healthy and were not in imminent danger of crashing down. Tree health is of importance to our community and Mr. Phillips was made aware that the Board followed the advice of the arborists in creating a priority list and those deemed "emergency removal" were removed. The Board realizes that the trees in the community are "aging" and special attention will be devoted in our annual fall and spring surveys. The Board regrets that Mr. Phillips was not informed of the Board's decision, and it was determined that a letter should have been sent. The Board noted the oversight and will work toward correcting that oversight in the future. (see the location of the removed trees in the AERC section)

Treasurer's Report: The HOA continues to be financially sound. Maintaining the required minimum amounts in our checking and saving accounts. Two CDs will be maturing soon, and previously the Board agreed that as they mature, the monies would be moved to a recently established Well Fargo savings reserve account.

Budget vs. Actual expenditures: All accounts are on budget in the first three quarters, the exception is the Landscape/Annals/Debris removal account. This account exceeded the budgeted amount due to the tree removals that were deemed an emergency. The Board discussed increasing the budgeted amount in this account for 2019.

Aging Summary (outstanding/late accounts): Vast majority of homeowners are current and in good standing in association dues. A small number continue to be in arrears. The Board determined that perhaps a personal visit from Board officers would be a positive step in working with those homeowners with delinquent accounts. Many of the homeowners welcomed the personal touch.

5 lots over 2 quarters late. 2 have received letters from lawyer
1 homeowner on a payment plan
1 lot which was in arrears, now paid in full

Assessments for the 4th quarters were mailed on September 10.

2017 Audit: Treasurer has begun the process of finalizing all documents for the audit.

AERC Committee Report: As stated above, 4 unhealthy trees were removed in the areas of Blue Heron, Ivory Gull Court, Kinglet and Swallow Court.

Fall Survey date forthcoming.

A homeowner removed a tree from their property but left tree debris in the backyard. A neighbor complained to the Board and a visit was made by the President and AERC Chair requesting that the debris be removed. No action has been taken by the homeowner. The Board decided that during the upcoming fall survey particular attention will be shown to the property. If no movement on part of homeowner, a letter will be sent notifying them of the HOA covenants regarding non-compliance.

The upcoming newsletter will feature a section on HOA covenants enforcement regarding AERC violations. (Article VIII, Sections 1 and 2)

Community News/County Liaison issues:

Covenant signs policy: The Board has not received any further suggestions with respect to the “signage” issue.

Pet Waste: Several complaints were received from homeowners in the Swallow Court area regarding pet waste on sidewalks, in parking areas and on some common areas. While not confirmed by a board member, it has been reported by various sources residing in that area that the “poop” appears to be that of any of the following non-domesticated animals: fox, deer, perhaps a coyote. But as a reminder to pet owners, please take special care to properly dispose of pet waste.

Other Business: Some discussion about “renters” in our community. The HOA covenants **absolutely prohibit** renting living space in a home. Please refer to Article XII, Section “f” of the HOA by-laws and covenants.

Annual Meeting: Board preparing for the annual meeting on November 13. Ballots and proxy forms will be mailed to homeowners by October 13. They will be included in the newsletter mailing.

Remaining meeting dates for 2018: October 16 and annual meeting November 13.

Meeting adjourned: 8:35 p.m.

Vincent Delgado, President

Lula Davis, Secretary