

Montgomery West HOA meeting

Minutes for October 17, 2017, 2017 meeting

Call to order: 7:00 pm by President Mikayla Higgins

Attendees: Mikayla Higgins, Rod Oyala, Vincent Delgado, Michele Heffner, Lula Davis

Approvals

- March 14 MWHOA meeting minutes reviewed & unanimously approved by the board
- May 16 MWHOA meeting minutes reviewed & unanimously approved by the board
- Sept 12 MWHOA meeting minutes reviewed & unanimously approved by the board
- Overdue Account Policy reviewed & unanimously approved by the board
- Operating & Reserve Funds policy reviewed & unanimously approved by the board

Treasurer's report –

- 2018 budget reviewed & unanimously approved by the board pending clarification on the reserved fund amount. Need to finalize format for Annual meeting
- Review status of Savings & CD
 - o Overall the HOA portfolio is performing well & the board will start looking in to future capital spending such as replacement of existing retaining wall
- 2017 Budget & asset (balance sheet) review & update
 - o Through October, all line items are tracking on budget for the year
- Aging report – Review status of outstanding (late) accounts
 - o 3 lots over 2 quarters overdue send a notification letter from the board
 - o 6 lots over 4 quarters overdue previously referred to lawyers for letter of intent for a lien
- Tax return/ audit status
 - o The annual audit, conducted by Deleon & Stang, is in progress and to date all the requested documents have been forwarded to the auditors.

Annual Meeting prep

- Items and responsibilities for the MWHOA Annual meeting, scheduled for 11/14/17, were reviewed
 - o Room reservation – Mikayla H.
 - o Meetings minutes summary – Vincent D.
 - o Treasurer's reports – Michele
 - o Ballots/nominees were sent along with the Fall newsletter

AERC Committee Report

- o Fall Survey conducted by AERC committee on Saturday, Sept 30, 2017.
 - Few violations were noted; mainly signage violations and the notifications letter were sent to the concerned HOA members.
 - The committee also noted locations for the Fall cleaning & will review with Greenlink
- o Mowing of Parcel Z
 - The board reviewed the status of parcel Z and agreed to seek further information from Greenlink & the MWHOA lawyer concerning the cost implications & potential liabilities with the current mowing status of parcel Z
- o Updates on other Greenlink cleanup items
- o Review Outstanding AERC violations/applications – No majors violations and the HOA members, that received a notice from the committee, are addressing the violations
- o HOA neighbor dispute
 - The board reviewed the neighbor dispute brought to their attention by one of the parties and the recommendation was to conduct a facts findings visit & advise all parties of options available using mediation or other legal means available.

Other business

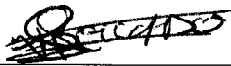
- Concerns over the Covenant signage policy were discussed and the board agreed to further investigate and seek the community guidance on this matter

Reminder – 2017 meeting dates

~~Jan 17, Mar 14, May 16, Sept 12, Oct 17~~, Annual meeting Nov 14

Closing

- Motion: call to adjourn meeting by Mikayla Higgins
 - o Vote: Motion carried unanimously
 - o Resolution: Meeting adjourned at 10:10 pm



Vincent Delgado, Secretary

Date 11/14/2017



Mikayla Higgins, President

Date 11/14/2017