

Minutes from 2018 MWHOA Annual Meeting

November 13, 2018

Board Members in Attendance

- Vice-President, AERC Chair – Rod Olaya
- Treasurer – Michele Heffner
- Member-at-Large – Maryann Holleran

Board Members Not Attending

- President – Vincent Delgado
- Secretary – Lula Davis

Non-Members in Attendance

- Carolyn and Dudley Skinker
- Charles LaBarge
- Steve Kwilas
- John and Deborah Clay
- Janet Fujikawa
- Michael Heffner
- Chris and Anita Rhawn
- Bill Holleran (volunteered to take meeting notes)

Meeting called to order at 7:31 p.m. by Rod Olaya.

OLD BUSINESS

Review of 2017 Annual Meeting Minutes

- 2017 minutes were reviewed by those in attendance
- Michele moved to approve; Rod seconded
- Minutes approved by voice vote

Review of Secretary's Highlights from 2018 Minutes

- Current board officers were elected at first meeting in January 2018.
- Six HOA meetings a year: January, March, May, September and November (annual meeting).
 - All community residents invited to attend board meetings
- Complaints about lawn contractor
 - Broken tree branches not removed
 - Rod has spoken with the contractor
 - Consensus: send a letter; Michele will look into doing this
 - Rod: Other companies have not responded to Request for Bids
- Discussion about lawn signage

- Janet Fujikawa takes issue with the second line in the Signage section of the Highlights stating that Article XII, Section K of the covenants “expressly prohibits signs.”
 - She maintains that the second line is incorrect and certain signs are allowed
- Further discussion about signage policy during New Business portion of meeting
- Treasurer’s Report (Michele)
 - Association is within budget for all operating costs except tree removal
 - Dues are staying the same: \$110/quarter, \$440/year
 - Snow removal: no costs incurred in 2018
 - No longer shoveling out bus stops due to liability concerns
 - John Clay commented that 311 is non-responsive to calls about potholes
 - Expiring CDs will be rolled into reserve savings
 - Bad debts: wrote off \$3,783.70 in lieu of filing lawsuits

NEW BUSINESS

Nominating Committee Report (Maryann)

- No new volunteers to serve on Board
- All current board members agreed to run for the next term

Election of Board Members

- Ballots passed out
- Michele tallied ballots
- All current board members re-elected

Committee Participation

- Board is actively looking for committee volunteers
 - Michele: There is a need for a committee on signage

Discussion: Trucks Parked on Centerway Road

- MCPD 6th District contacted by Maryann
 - Vehicles have been ticketed

AERC Issues (Rod)

- Christmas trees have been left on common areas
- John Clay: would like to review Statement of Work for lawn service
 - JC volunteers to review SOW and to head up a landscaping committee
- Rod noted problems with contacting lawn contractor (Greenlink)
- Rod stated that there was only one outstanding AERC violation in 2018
 - Wood chips piled in back yard
 - Sent a letter but no response
 - Hearing letter to be sent 11/20/18
 - Homeowner’s main residence is in Delaware
- Rod also noted that rats were spotted under a deck on Mourning Dove Court

Signage Policy

- Janet Fujikawa recaps history from the Roberts' family perspective
 - Her husband, Bill Roberts, conducted a survey to collect community input on all signs
 - Roberts family wants MWHOA to rescind violation letters and to be allowed to keep lawn signs
 - They would like to see a review of the association's covenants and signage policy
 - Janet says several homeowners sent comments to the Board
- Michele: MWHOA's attorneys say that no signs, other than those specified in the covenants, are allowed.
 - Janet: Roberts family considers "Beware of Dog" sign to be a safety sign
- Michele: Invites formation of a committee to develop new sign policy language, as an addendum to covenants
 - Michele, Janet and John C. volunteer.
 - Goal is to come up with new language by January or March 2019
 - File with MoCo as an addendum
 - Don't need a vote by homeowners because this would be considered a clarification, not a change
 - Will send draft of new language to homeowners for review and comment
- Janet: Would like a clarification that 2018 newsletter item on this matter was incorrect
 - John C. suggested inserting a clarification notice in next assessment billing (12/10/18)
 - Disregard newsletter item while the issue is being revisited
 - Requesting guidance from MoCo on covenant language
- Janet: Important to correct this. In her opinion, community members think it is acceptable to have two security signs on lawn.
- Consensus: New signage policy language to be included in March billing
 - Will ask for signage committee volunteers

Further Discussion

- Exclusion of MW residents from Montgomery Place pool
- Rod: Investigating inclusion of leaf pickup in next landscaping contract
 - Homeowners would move leaves to curb

Closing

- Motion to adjourn
- Resolution: accepted unanimously and meeting was adjourned.
- Time of adjournment not recorded