

Montgomery West HOA
Annual Board Meeting Minutes
November 15, 2022

The Annual HOA meeting was held via Zoom and called to order at 7:12pm by President, Maureen Serieux.

Board Attendees: Maureen Serieux, President, Behnam (Benny) Farkish, Vice President and AERC Chair, Sundar Chockalingam, Treasurer, Thelena Williams, Secretary, Kathleen McClure, Member-at-Large and Jim Horton, Member-at-Large.

Members Present via Zoom: Bill and Janice Roberts, Jason and Mia Fuller, Kate Grigoreva and Linda of Waxwing

Proxy Ballots: In lieu of Members in attendance for the annual meeting via Zoom the Board received over ten percent of returned ballots for a quorum of casting votes.

Approval of Minutes: Due to COVID-19 restrictions all approved meeting minutes from 2022 were made available and posted on MWHOA's website: <http://www.MontgomeryWestHOA.org> for viewing with Members. October 18, 2022 minutes were presented for approval. Motioned was made by Sundar second by Benny, carried and accepted unanimously.

NOTE: Members of the community were mailed and provided ballots for nominating a person(s) for consideration to the Board. No names were received on returned ballots.

Treasurer's Report: Sundar submitted the Balance Sheet and P&L as prepared by the Bookkeeper to the Board and Secretary through the month of October. The financial status of the HOA was in good standing. The majority of assessments due payable were current. Three owners were severely delinquent and two owners had liens turned over to the lawyers. Motion was made by Thelena second by Kathleen and carried to unanimously accept the presented financial reports. Sundar stated there would not be an increase in the 2023 assessments fees due to proper handling of MWHOA's finances and not hiring an outside management firm. No budget for 2023 was presented.

AERC Report: Benny stated two homes had liens placed after failure of due process. Trees in the common area were being surveyed for trimming and cutting. Retaining wall fixed by Blue Herron and Marsh Hawk.

Old Business: Maureen asked for feedback on the new Landscapers and the consistence responses were of good report. Maureen stated two homes missed the timing of setting out their bulk items which caused pick up problems. It was suggested to make clearer "bulk items must be set out the night before pick up."

New Business: Sundar requested for more volunteer help on the Board to keep cost down. Bill Roberts asked about deeding over MWHOA property between Ivory Gull Ct and Centerway HOA townhouses. The other HOA has maintained our property for fifteen+ years. Sundar stated that we NOT deed over MWHOA property that has value but instead confer with our lawyers and their Board about the best way to handle the situation. Sundar asked Bill to assist, which he agreed. Concern was raised about the construction trash along Centerway, trash can lids left open during rain, speed tracking along Centerway and graffiti on metal boxes. Jim Horton expressed concern about illegal vehicles parked along the townhouses cul de sac.

Adjourn: No further business to discuss the meeting was adjourned at 8:03pm by President Maureen Serieux.

Submitted by Thelena Williams, Secretary

Maureen Serieux, President