MINUTES

MWMHOA MONTHLY BOARD MEETING

Wednesday, September 25, 2013 @ 7:00 P.M.

Attendees: Justin Harris, President

Susan Brock, Treasurer

Susie (Polly) Hockaday, Secretary

Angela Layman, Member-at-Large

Absent: Jo Ann Toledo, Vice President

**Continuing Business**

1. Motioned to approve August 21, 2013 Minutes.
2. Financial Report was given by Susan. Angela and Susan are signors on the John Marshall account. Questions and/or information concerning our insurance coverage regarding refinancing will be handled by our insurance company in the future. Additional information was requested from the Department of Professional and Occupational Regulation concerning the Community Registration Application. We are still in the middle of transition right now. The Treasurer will need to provide Bank & Herbert bank statements to Jeffrey Charles.
3. Property Management Transition (Angela/Susan) - Angela will find out the status for vetting for the reserved fund 5 year study.

ARC (Angela Layman) approved request for new door paint color for new homeowners on Mt. Woodley Place.

1. Homeowners on Sherwood Hall Lane requested MWMHOA Board assistance regarding trees and brush (from an adjacent vacant lot) that is a nuisance. Board member Angela Layman contacted Linda Anderson, Bethlehem Baptist Church on September 18, 2013 and obtained an agreement from the Church to review the matter and send a written letter as to what actions they will or will not take regarding this complaint. On September 25, a total of three trees were removed and all the brush cut back next to homeowner’s fence. This matter is closed.
2. Homeowners on Mt. Woodley Place have not responded to our attorney’s letter dated July 31, for payment of past due HOA dues and fines in the amount of $948.00 and ARC violation fines. The August 31 Invoice for the ARC violations in the amount of $1,230.00 will be sent to homeowners immediately. Susan Brock will have our attorney proceed with “Warrant in Debt” action immediately. Letter to the homeowners regarding this action will include request for October 1 payment of current semi-annual dues.
3. Homeowners on Sherwood Hall Lane have not responded to our request for payment for six weeks of ARC violation fines in the amount of $1,400.00, nor have they paid the March 2013 HOA dues and late fines in the amount of $414.00. Susan Brock will contact our attorney and request letter be sent regarding “Warrant in Debt” and/or Lien Action to begin if they do not bring their account current. Will also remind homeowner that current semi-annual dues are due on October 1.
4. Homeowners on Manor Haven who have a legal judgment for past due payments have not made the required monthly payment for several months Susan Brock will have our attorney send a strong letter to the homeowners admonishing them for the lack of monthly payments and remind them of the Court’s directed payment schedule. Should also include the current semi-annual HOA dues which will be due on October 1.

New Business

1. Blade Runners Contract renewal (Justin) - Sent a renewal contract for us to peruse. Justin will talk to Blade Runners about liming and snow notifications. It was voted to approve the renewal contract with a $500 increase.
2. Fall Clean-up will be on November 16th.
3. Fall Newsletter will be discussed at the next meeting. We will decide how to handle, Newsletter or Bulletin. Angela & Susan will prepare flyers for fall clean-up.

Next meeting will be on November 13, 2013 @ 7:00 P.M.

Motioned to adjourn.