

## **MWMHOA MONTHLY BOARD MEETING**

Wednesday, April 23 2014 @ 7:00 P.M.

Attendees: Justin Harris, President

Susan Brock, Secretary

Angela Layman, Member-at Large

JoAnn Toledo, ARC Chairman

1. Minutes approved from 19 March 2014 meeting.
2. Financial report given by Susan. No significant changes.
3. One pending legal case is awaiting a response from the homeowner, which is due by 29 April. Court dates remains set for 12 June 2014.
4. HOA Board member recruitment ongoing. Justin and Susan will go door-to-door on 27 April to solicit volunteers. All current Board members have completed maximum terms of office.
5. **The Board voted** not to proceed with the full repaving of our parking lots at this time. See attached proposal from Chamberlain. More research is needed to determine how to fund the high cost of the project.
6. **The Board voted** to accept the proposal from Chamberlain Contractors of \$7,900 with small modification, to perform pothole repairs and sidewalk repairs. Modification consists of deleting sidewalk repair in front of 2711 Woodwalk court in favor of repairs in front of 2705 Woodwalk Court.

### **New Business**

1. The ARC Chairman JoAnn Toledo provided recap of the recent Annual ARC property inspections conducted by Jeffrey Charles. The majority of all homeowners were noted to have issues which need to be fixed. JoAnn advised she received draft copies of all letters from Jeffrey Charles and had to provide considerable corrections to all letters before they were sent out to the homeowners.
2. JoAnn advised the Resale/Disclosure package provided by Jeffrey Charles does not include all topics which our HOA had requested Jeffrey Charles to accomplish. Further research and follow-up by the Board is required.
3. A "draft" policy for resident parking was provided for consideration by JoAnn. Susan advised she will review and tailor it for applicability here in MWM. Expect a draft review at next Board meeting.
4. The issue regarding Solar Energy and the need for its inclusion in our by-laws was discussed. Angela advised she would contact Jeffrey Charles for guidance/suggestions.

**Next meeting 14 May 2014**

Motioned to adjourn

1 Attachment: Chamberlain proposal for re-pavement of parking lots