

# **MWMHOA Monthly Board Meeting**

## **July 16, 2014**

### **7pm**

Attendees: Angela Layman, President  
JoAnn Williamson, Vice President  
Lori Saxtey, Treasurer  
Morgan Stalter, Secretary

### **Continuing Business**

- June Board Meeting minutes were approved
- Financial Report: As of 7 July, five homeowners have still not paid the 1 April 2014 semi-annual assessment.
- Pending legal action against one homeowner went to Fairfax Court on June 12. The court ruled in favor of Mt Woodley Manor HOA and set the judgment at \$1,058.60 with 18% interest per annum until paid in full, together with \$70.00 court cost and \$798.03 attorney's fees. A payment plan for 18 months has been offered to the homeowner.
- The draft letter for notifying all homeowners of the 5% increase of semi-annual assessments has been reviewed and approved by the Board. The letter will be mailed to all homeowners by 1 Aug 2014 notifying them of the increase from \$314.00 to \$330.00 effective with the September 2014 billing cycle. A copy of the newly created MWMHOA Fact Sheet will be included in the mailings.
- Regarding the April 1, 2014 ARC inspection of all 70 homes, to date a total of 49 homeowners have responded to the letters. 23 have completed fixing all violations and 11 have requested extensions. Re-inspection by JC on 30 July 2014.
- The vacant home handled by Remax discussed in last month's meeting has seen major improvements to the outside landscape. Kudo's to our ARC Chairman JoAnn Toledo for working with the owner to resolve the problems.

### **New Business**

- The financial account and subsequent court judgment for one homeowner who was seriously delinquent in payment of ARC fines and past due on numerous semi-annual assessments for the past several years was recently reviewed by our current lawyer, Bob Deichmeister. It was determined that all past due monies have been paid.

Therefore the court ordered lien against the homeowner's property has been removed. A letter will be sent to the homeowner regarding this matter by Angela L.

-With regards to the task of obtaining new legal representation, Angela Layman has contacted 3 law firms and obtained written proposals from the following:

Moriarty, Elmore & Bunn, Fairfax, VA  
Rees Broome, Tysons Corner, VA  
Segan, Mason & Mason, Annandale, VA

Follow-up contact was made with all three firms requesting references and information about the cost associated with the firm's assistance in updating our HOA Covenants and By-laws to better correspond to changing VA laws pertaining to HOAs. Only one firm, Segan, Mason & Mason provided the additional information and showed a strong interest in having Mt Woodley Manor HOA as a new client. Following a personal visit to Segan, Mason & Mason by the HOA President and Vice President and discussions with the senior partner Donna Mason, the recommendation is made to hire this firm on a case-by-case basis to represent MWMHOA.

-The Board **voted approval** to hire Segan, Mason & Mason as our new law firm for all future legal issues.

Next Board Meeting will be 17 September 2014 at Angela's house

Meeting Adjourned.