

MWMHOA Monthly Board Meeting

June 11, 2014

7pm

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

Absent: Lori Saxtey, Treasurer

Continuing Business

- May Board Meeting minutes were approved
- Financial Report: Jeffery Charles, John Marshall Bank, and Burke and Herbert Bank have all been notified of the change of Board Members and their positions as well as account signatures.
- The "DRAFT" parking policy package has been submitted to the BOARD for review and approval. Next step is to have package reviewed by legal representation. There was a brief discussion about draft and suggested changes that have been sent to the parking committee.
- Pending legal action against one homeowner will go to Fairfax Court on June 12. Angela Laymen, President, will represent MWMHOA.

New Business

- Draft of new resale disclosure package for use by Jeffrey Charles was reviewed and **voted as approved.**
- Draft review of MWMHOA Administrative Resolution No 2014-1 was reviewed and **voted as approved.** This document is required by VA law to be included in all resale disclosure packages.
- Request was made by ARC Chairman, JoAnn Toledo to update the current color chart regarding paint for cement sidewalks. **The board voted approval.**
- A total of 39 approval votes for the new Board members was received to date.
- JoAnn briefed on the specifics for implementing a previously approved 5% increase to semi-annual dues. Letter and email will be sent to all homeowners by August 1, 2014

announcing the increase effective as of September 2014. HOA assessment is from \$314 to \$330. JoAnn is drafting the letter to announce the increase.

-Regarding the April 1, 2014 ARC inspection of all 70 homes, 10 homeowners have completed fixing all violations. Another 14 homeowners have requested extensions. A second walk thru is scheduled for around the 30th of July 2014. A follow-up "reminder" email will be sent to homeowners who have failed to respond to the initial letter of violations.

-Pot hole and cement sidewalk repairs were made on May 28, 2014. One homeowner complained of small destruction of a strip of front yard grass. Angela Layman discussed with homeowner and advised HOA would reimburse for cost of a few strips of sod. To date, no claim has been submitted.

-Two boxes of historical documents were taken to Jeffrey Charles for storage on May 28, 2014 by Angela Layman and JoAnn Toledo.

-A vacant home which appears to be handled by Remax is in major need of clean-up. The April 9, 2014 ARC Inspection letter to the owners has not been answered. JoAnn Toledo will attempt to resolve this problem by contacting the owner and realtor.

-Website managers BTW have made several updates to our Mt. Woodley Manor site. A few more tweaks are required.

-Angela is in the process of seeking new legal representation for our HOA. Once new council is obtained, we will seek professional assistance for pending parking policy, revamp of HOA Declaration of Covenants and By-Laws to better comply with recent changes to management of HOA's.

Next Board Meeting will be July 16, 2014 at the home of JoAnn Williamson

Meeting Adjourned.