

MWMHOA Monthly Board Meeting

September 17, 2014

7pm

Attendees: Angela Layman, President
Jo Williamson, Vice President
Lori Saxty, Treasurer

Absent: Morgan Stalter, Secretary

Continuing Business

- July Board Meeting minutes were approved. No Board Meeting held in August.

-Financial Report: As of 31 August, only one homeowner has still not paid the 1 April 2014 semi-annual assessment.

-The legal action against one homeowner which was successfully adjudicated in Fairfax Court on June 12 has resulted in an agreement with homeowners for an 18 month payment plan beginning 5 August: \$107.04 paid monthly to Jeffrey Charles towards the court ordered balance owed of: \$1926.63. Additionally, all ARC violations noted in the 31 July 2014 must be corrected.

To date, the first payment has been received and all ARC violations EXCEPT two have been satisfactorily corrected. The deteriorating front sidewalk and deteriorating rakeboard at the back of the townhouse will be tabled for now and reassessed at the next community wide ARC inspection by Jeffrey Charles in 2015 or 2016.

-One other homeowner who was facing court action for payment of ARC fines and late fees has been issued a check for reimbursement of \$840.00

-Jeffrey Charles mailed out the new invoices to all homeowners on 16 September for the semi-annual assessment which is due 1 October and includes the small 5% increase and brings the total assessment due at \$330.00. Unfortunately JC was a bit late in sending out the invoices as we had requested they accomplish this task 30 days ahead of due date.

-Regarding the April 1, 2014 ARC inspection of all 70 homes and follow-up re-inspection on 31 July, has resulted in 5 homeowners not responding to the ARC violation letters/notices. No corrective action has been noted on the properties. Certified letters of notice have been mailed to each homeowner with suspense for corrective action for 15 Sept. If no responses are received, the matter will be turned over to the Board for follow-up action.

New Business

-The ARC Committee has determined that the 2014 Yard of the Year winner is Mr. Jeffrey Sarnacki at 7841 Mt Woodley Place. A \$50.00 gift certificate was presented to Mr. Sarnacki in recognition of his outstanding landscaping efforts.

-Debate regarding the pros and cons of a community parking policy continues! An e-mail was sent to all homeowners (who have provided e-mail addresses) soliciting feedback. To date we have received 40 responses, of which several gave interesting suggestions for consideration. The draft policy was submitted to our new HOA attorneys, Segan, Mason and Mason for review and they have provided valuable feedback. The Board members will review all information to determine what the next course of action should be regarding this matter.

-The Board has hired Segan, Mason and Mason to review both our 1981 Declaration of Covenants and the ByLaws, and provide advice/guidance as to how to bring them up to date with current VA laws/regulations pertaining to HOAs. Initial feedback indicates there are major conflicts between the two documents which will (and already has) create significant legal problems for the management of the association. This is a time consuming (and expensive) project which the Board anticipates will take several months to complete. When the draft documents are prepared, we will present to all homeowners for review and vote. More to come.

-Several homeowners have contacted Board members seeking information regarding contractor information for repair of rake boards. The Board cannot make recommendations regarding such matters. However, we have forwarded contact information to several residences for Master Roofing. This company took the initiative to conduct a walk around our association and provided a very "informal" estimate for rake board repair work at approximately 10 houses. It is up to each home owner to determine the quality and credibility of such companies. The Board is not responsible for any actions taken by Master Roofing.

Next Board Meeting will be held on Wednesday, 15 October 2014 at Angela's house

Meeting Adjourned.