

MWMHOA Monthly Board Meeting

October 15, 2014

7pm

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

Continuing Business

- September Board Meeting minutes were approved.

-Financial Report: A review of the monthly financials provided by Jeffrey Charles was conducted and no discrepancies noted. Hope to have an accounting of the number of homeowners who have failed to pay the 1 October HOA assessment.

-The independent financial audit conducted by Singleton & Bardowski, LLC for our HOA fiscal ending in March 31, 2014 is complete and a copy of the report will be posted on the HOA website. We are happy to report that this audit (first in the last 10+ years) found NO indication of fraud involving the HOA or employees, no material transactions that have not been properly recorded and no communications from regulatory agencies concerning non-compliance or deficiencies in financial reporting practices. The report did state that the Virginia Property Owners Act does require all HOA associations to have a current "replacement reserve study".

-We have received a first review and feedback from the attorneys regarding the updating of the HOA's Declaration of Covenants and By-laws. In short, they seem to be so far outdated that the suggestion was made to repeal the Covenants and institute a new set. Next step will be to ask the lawyers to provide a suggested "boiler plate" copy of covenants for the Board to review and tweak for use by MWMHOA.

New Business

-The Board **voted approval** to renew the landscape contract with Blade Runner for three (3) years to take advantage of a locked in price increase of \$15,347. This price includes the additional "optional service" of annual liming and power seeding/aeration & fertilizer in the amount of \$875. Any annual snow removal and/or de-icing of the roads (only) in the community will incur separate cost for each service.

On 13 Oct, A. Layman walked the community with Blade Runner supervisor to discuss what areas needed the power seeding. Plans were also made to severely cut back the holly bushes at the front entrance by at least half in January or February.

-The Board **voted approval** to have SaveATree conduct common area pruning, root removal and takedown of a dead tree in the areas behind Manorhaven Court, Mount Woodley Place and Woodwalk Court at a cost of \$1190.

-Based on the results of the recent independent Audit, the Board agreed that hiring a professional company to conduct the Capital Reserve study is warranted. Inquiries were made regarding this subject last year. A. Layman will research and provide options for the board to consider.

-Topics for community newsletter were discussed. Draft articles are requested by 15 November.

Next Board Meeting will be held on Wednesday, 19 November 2014 at Angela's house

Meeting Adjourned.