

MWMHOA Monthly Board Meeting

April 15, 2015

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

Secretary = Vacant

Continuing Business

-March Board Meeting minutes were approved.

-Financial Report: A review of the monthly financials provided by Jeffrey Charles was conducted and no discrepancies noted. Happily, all homeowners have paid the 1 October semi-annual dues. Our one court case continues to make timely monthly payments as agreed upon.

-Review of the end-of-year financial by Jeffrey Charles shows a negative balance of \$3818. This figure is a result of refunds to three homeowners for ARC violation fees totaling \$4116. Because we have had sufficient funds in the operating account, there was no need to dip into the reserve fund. Over the next few months, this negative balance will disappear with the income of April dues.

-Review of the Annual Homeowner Meeting minutes was made and approved. A copy will be added to our web site.

-We have obtained an additional 11-yes votes for the \$1000 Special Assessment and 1 vote for the long term raise of the annual dues. To date we have 36-yes votes and 11-no votes. Will continue seeking additional proxy votes for the upcoming 28 May follow-on homeowners meeting. The topic deals with how to fund the proposed asphalt renovation project and is a follow-on to the March homeowners Annual Meeting.

-Work orders have been submitted to Dominion Power to fix two of our light poles.

-SavA Tree completed trimming of 2 large Bradford Pear trees and cleaned up the dead limbs from common area trees for \$2,393 which was below the \$3,000 budget.

New Business

- Of the 3 estimates received for repairing concrete sidewalks and 18" X 18" pavers, Dominion has the best price at \$4,000. But because the Board has allocated only \$1,000/year for such work, more effort will be made to locate another contractor, thus avoiding the need to dip into Reserve Funds.
- The water leak at the front of the community needs to be brought to the attention of Fairfax water. JoAnn Williamson agreed to take on the project.

Next Board Meeting will be held on Wednesday, 20 May 2015, at Angela's house.

Meeting Adjourned.