

# **MWMHOA Monthly Board Meeting May 2015**

Phone and E-mail Attendees: Angela Layman, President  
Jo Williamson, Vice President  
Lori Saxty, Treasurer

Secretary = Vacant

## **Continuing Business**

-No physical meeting was conducted in May; however the following topics were addressed by the Board via phone and e-mail.

-Financial Report: A review of the monthly financials provided by Jeffrey Charles was conducted and no discrepancies noted. We have 10 homeowners who have not yet paid the 1 April semi-annual dues. Our one court case continues to make timely monthly payments as agreed upon.

-As of 26 May, we have failed to secure the required 2/3rds homeowner votes (47 Of 70) for an approval of either: \$1,000 Special Assessment or increase the annual dues from \$660 to \$1,000 in order to gather additional funds to pay for the asphalt renovation project. We had a final count of 43 votes – FOR the Special Assessment and 9 votes – Against and 18 homeowners who did not cast a vote either way.

-In an effort to understand all options available to the Board for obtaining funding for the asphalt renovation project, the President and Vice President met with our HOA attorney Robert Segan. He explained that the HOA did not have sufficient votes or quorum to force a Special Assessment or an increase of the Annual dues over 5%. Furthermore, certain “technicalities” regarding the conduct of the homeowners meetings had not been met as per the Declaration of Covenants.

- Therefore, the scheduled follow-up homeowners meeting of 28 May was cancelled. The Board hopes to re-address the topic of funding for asphalt renovation at a later time.

-Jo Williamson was successful in getting Fairfax Water to come out and look at our water leak.

-Dominion Power came out and fixed the two light poles.

-Another contractor was found to bid on fixing the 22 broken pavers and re-setting the pavers that have significantly moved because of tree roots. Hernan Rojas of Stone

Landscape have an estimate of only \$1400. The Board **voted Approval** to hire this contractor. Next Board Meeting in June 2015.