

MWMHOA Monthly Board Meeting

September 22, 2015

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

Secretary = Vacant

Continuing Business

-No Board Meetings in June or August

-The minutes of the July Board meeting were approved via electronic transmission and a copy was added to the MWMHOA web site

-Financial Report: A review of the monthly financials provided by Jeffrey Charles was conducted and no discrepancies noted. All homeowners have paid the April semi-annual assessment! Two homeowners are showing a small delinquency of \$16.50 each for late payment fees. Our one court case continues to make timely monthly payments as agreed upon. For 2015, we have had 4 resales to date.

--Unfortunately we have one homeowner who obtained a re-sale disclosure package from Jeffrey Charles but has still neglected to pay the owed amount of \$245.00. The (now previous) owner has apparently "vanished" and we have had no luck with contact through phone, email or snail mail. Per VA law regarding HOAs and property management companies, if the debt is not paid, Jeffrey Charles may legally bill our MWMHOA for monies owed by the previous homeowner. Currently, the debt remains as "owed" to MWMHOA by the previous owner.

-An email was sent to all homeowners (that we have addresses for) on 16 Sept asking if they would support raising the annual HOA dues from \$690 to \$1200 yearly. The additional \$500 increase would be put in our HOA Reserve Fund for the purpose of funding major capital repairs, such as the asphalt renovation in the next few years. Of the 60 homeowners who received the email question, only 22 responded to the query. Sixteen homeowners liked the idea of increasing the annual dues and seven did not. No further action will be taken by this Board regarding how to increase funding for Capital Reserve projects. This topic can be discussed at the 2016 Annual HOA Meeting or taken up by the next HOA Board.

New Business

-Our current web host company, BTW, advised they will no longer maintain web sites effective 1 Jan 2016. The Board will begin efforts to secure a new host company.

Meeting Adjourned. Next Board Meeting will be scheduled for November 2015.