

MWMHOA Monthly Board Meeting

August 31, 2016

Attendees: Hassaan Malik, President
William Ware, Vice President
Ahmed Elbashari, Treasurer
Rob Carpenter, ARC Chair

Continuing Business

The minutes of the June 22, 2016 and August 3, 2016 Board meetings were approved and copies were added to the MWMHOA web site.

Old Business

Discussion continued surrounding potholes in the community. Hassaan mentioned that he hasn't been able to contact the remaining companies and will do so prior to the next scheduled meeting to obtain quotes and send them to the Board for review.

Rob will reach out to Slable for create the Google email and Google docs area for Board use.

The Board continued discussed regarding taking on debt to pay for the asphalt repair. Rob mentioned his meeting with Burke & Herbert and the Board will provide the bank documents (tax returns, current financials, and recent minutes) it needs to provide a quote for a commercial loan that can be taken out for the Board's consideration. Board will continue discussion on this in the next meeting.

The Board tabled discussion of updating the covenants to a future meeting. The Board noted that this will be a slow process since the covenants have not been updated since the inception of the community but is much needed.

New Business

The Board discussed July Financials and they were approved after discussion of the various balances. HOA noted only three homeowners owe all or part of the previous assessment and one relates to a foreclosed property. Hassaan has mentioned to Jeffrey Charles to send reminders to those who still owe previous assessment. The new assessment letters were sent out and homeowners should have received them by now.

The Board discussed the current and future operational needs against the current HOA dues and the need to increase them for the cost of living adjustment and to develop a

long term plan based on future community needs and upgrades. The Board will continue discussion regarding this area but no decision was made as to the increase in dues at the meeting.

The Board discussed any emails and mail to the HOA email address and PO Box and developed resolutions. Board discussed the email from Blade Runners, Inc. regarding "Seeding and Aeration." Blade Runners, Inc. will focus its attention on high profile areas as well as bare and thin areas. Areas of dense healthy turf or excessive shade will not be serviced. Blade Runners will be performing this service in September and October. If any of the residents would like to know more, they can follow the below link to obtain information regarding the process about the various approaches.

<http://blade-runners.com/blog/2014/07/10/seeding-season-is-upon-us/>

Hassaan mentioned to the Board that the foreclosed property is up for auction again and the next auction was scheduled for August 25, 2016. Hassaan will update the Board if any communication is provided.

Next Board Meeting will be held on Wednesday, September 28, 2016 @ 7 pm, at Hassaan's house.

Meeting Adjourned.