

MWMHOA Monthly Board Meeting

September 28, 2016

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

Continuing Business

The minutes of the August 31, 2016 Board meetings were approved and copies were added to the MWMHOA web site.

Old Business

Discussion continued surrounding potholes in the community. Hassaan shared with the Board two proposals that have been received so far. To get a better price, the Board would like to see at least 5 proposals so we can obtain a competitive bid. Hassaan will reach out to additional companies to obtain quote for discussion at the next meeting.

The Board continued discussed regarding taking on debt to pay for the asphalt repair. Burke & Herbert Bank were provided all the documents and are in the process of reviewing them so they can provide the Board with a quote for a commercial loan for the Board's consideration. Board will continue discussion on this in the next meeting once we have a quote. The Board will also reach out to additional banks to obtain quotes for a competitive loan.

The Board continued discussion of the current and future operational needs against the current HOA dues and the need to increase them for the cost of living adjustment. The Board will wait to receive the quotes from banks to make any determination of due increases at that point in time.

New Business

The Board discussed August 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. Payments for the new assessment for the October 2016 through March 2017 period are due in October and the Board will review collections reports during the next meeting to get a sense of how many homeowners have paid and how many are still pending.

The Board discussed any emails and mail to the HOA email address and PO Box and developed resolutions.

The Board also discussed a tracking mechanism for registering homeowner and tenant vehicles to ensure compliance with the parking policy and to ensure there is an owner identified and linked to each vehicle that is parked in the community in case an event occurs and someone needs to be notified. Discussion will continue on this topic at the next meeting.

Next Board Meeting will be held on Wednesday, October 26, 2016 @ 7 pm, at Hassaan's house.

Meeting Adjourned.