

MWMHOA Monthly Board Meeting

October 26, 2016

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

Continuing Business

The minutes of the September 28, 2016 Board meeting were approved and a copy was added to the MWMHOA web site.

Old Business

Discussions were held with Slable to link a Google email and Google docs area for Board use. The Board will be updated about this process once some progress has been made.

The Board discussed the bench in one of the play areas that it was damaged and brought to our attention by a homeowner. The Board will review the bench and if not able to be fixed, will remove it from the play area.

The Board continued discussion regarding taking on debt to pay for the asphalt repair. Burke & Herbert Bank provided a quote but was missing some information and clarity so Rob has reached out to them to provide more information. The quote suggested an increase in HOA dues to provide collateral for the loan. The Board will also reach out to additional banks to obtain quotes for a competitive loan. The Board noted that there will be a need for an increase in order to cover operating expenses and the asphalt repair and future capital projects. The Board decided to have a special meeting to discuss the increase.

New Business

The Board discussed September Financials and they were approved after discussion of the various balances. HOA noted that approximately half the homeowners paid their semi-annual dues for October 2016 through March 2017 in advance of due date of October 1, 2016. Payment is due October 1, 2016. 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 discussed resolutions.

The Board had a discussion about the covenants and noted that the covenants and the bylaws need to be in sync and updated. Discussion will continue on this topic at the next meeting.

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

Meeting Adjourned.