



Montgomery Meadows



MONTGOMERY MEADOWS ANNUAL MEETING 1990

Minutes of the Fourteenth Annual Meeting - October 29, 1990

The Board members arrived dressed in hardhats, safety glasses and bullseyes with arrows protruding from their chests.....all in anticipation of a repeat of the Thirteenth Annual Meeting. The Meeting was called to order by Gary Houghtby, President. Those present: Thelma Bikulcius, Jane Sayler, Betty Rugh, Chet Cavaliere, Tom Darling, Melinda Skinner and Lisa Campbell and Cookie Caposela from Association Administrators, Inc.

Gary introduced the Board members and those present from Management. He noted that a quorum was present and asked for a motion to approve the minutes of the Thirteenth Annual Meeting held October 25, 1989. Motion passed and the minutes were approved as printed.

Election

Gary Houghtby introduced the two homeowner members selected by the nominating committees to run for a position on the Board. Cynthia Albl and Max Damron. Gary then asked for nominations from the floor. There being none, a motion was made to close the nominations and the slate be elected by acclamation. Motion passed unanimously.

Presidents Report - Gary reported that Tom Darling would be moving from the Community and that Donna Demichelis would replace Tom for the remainder of his term. He noted that there has been no communication from the City of Montgomery regarding the installation of the bike path. He went on to say that many of the rail road ties had been removed and step replacement had been completed at the 100, 200, & 300 buildings. He stated that the Board was concerned about the condition of the existing roofs and the Board has authorized Savage and Walker (Structural Engineers) to do a complete inspection of the roofs and present a written report to the Board for review.

Financial/Budget Review - Chet Cavaliere reported on the time and effort that went into the budget in order to keep the Assessment the same as 1990. He explained that snow removal was cut based on previous years experience. He noted that expenses for the step replacement had been taken from building Maintenance and roofing reserves, and that he suggested that the excess cash at the end of the year not be used for repaying the reserves but interest earned during 1990 would be applied to that category. The Board was not pleased with the Landscaping contractor during 1990 and the Board agreed the contract would be split into two contracts. Lawn mowing, edging, debris removal and leaf removal would be one and pruning and trimming of the shrubs and ornamentals and care of the ground cover would be another. Landshapers

and Chameleon have been contracted for the 1991 season. Building repair and maintenance had been cut back as many special projects are not anticipated in 1991.

A Motion was made to adopt the 1991 Projected Operating Budget with the Assessment to remain at \$160.00 a month. Motion Passed.

Long Range Planning - Chet Cavalier reported that a survey had been sent to the homeowners and the results indicated that the greatest concern was the condition of the existing siding. Chet contacted a siding representative who stated he would supply a written report to the Board. As of the meeting no report has been received. Chet will continue to pursue this report.

In working the numbers for resurfacing the roadways, the total cost is around \$48,000 and could be accomplished over a three to five year time frame doing specific areas each year.

The third phase of painting was completed this year and the first phase is scheduled for painting in 1992. The Board will investigate these buildings prior to painting to ascertain if they are really in need of another coat of paint. Where siding replacement is being considered, this could eliminate the need for painting altogether.

Security was not a major concern, according to the survey, the above mentioned items were deemed more important.

The roofing inspection from Celotex indicated the singles were deteriorating prior to the warranty and Celotex has offered a cash settlement of \$11,744.00 or 587 squares delivered to the site at no charge. The Board authorized Management to contact Celotex and request the cash settlement.

Questions and comments from the Membership

Mr. Abl (The Community Lamplighter) has requested that calls for light bulb replacement be left on his answering machine and he will handle the request as quickly as possible.

Concern was expressed over new construction in the area causing water drainage on to Montgomery Meadows property. The City of Montgomery has a revised building code that requires catch basins to eliminate this problem.

The Board addressed concerns regarding the limited number of parking spaces. A homeowner suggested making the guest spaces assigned spaces for individual units. Another member requested the Board investigate ownership of parking space 1306. The Board agreed to research both projects for the next meeting. The next Board of Directors Meeting will be held on Tuesday, November 13, 1990 at 7:30 P.M. at 1304 Shakerdale.

There being no further business to come before the meeting it was adjourned at 8:45 P.M.