



Montgomery Meadows



MONTGOMERY MEADOWS OCTOBER 1991 NEWSLETTER

Minutes of the 15th Annual Meeting of the Membership - October 28, 1991

The meeting was called to order at 7:35 P.M. by Gary Houghtby, President. Those present; Donna DeMichelis, Deb Kieris, Melinda Skinner, Chet Cavaliere, Betty Rugh and Lisa Campbell and Cookie Caposela from Association Administrators, Inc.

Gary introduced the Board members and representatives from Management and noted that a quorum was present. He stated that Deb Kieris had been appointed by the Board to fill the unexpired term of Cynthia Albl as she resigned due to work commitments. Minutes of the Fourteenth Annual Meeting were approved as printed.

Election

Gary introduced the two homeowner members selected by the nominating Committee to run for a position on the Board. Donna DeMichelis and Gary Houghtby. 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.

Presidents Report

Gary reported that the major undertaking for 1991 was the siding replacement for all the units in the Community. The first building completed was the 200 building and the 600 building had been completed within the last week.

Gary stated that a Search Committee was being sought to interview Management Companies. He noted that the Committee needed to evaluate the needs of the Community regarding services and costs. He asked for volunteers and the following homeowners agreed to join the committee: Dick Sullivan, Thelma Bikulcius, Chet Cavaliere, Melinda Skinner and Dr. W. Rugh. Gary executed a one year contract with Association Administrators.

Gary asked for volunteers to look after the areas in which they live and report maintenance need to the Board. Volunteers; Clara Lee Miller 500 building, Mr. Fienthal - 1200 building, and Mr. Fred Opie 600 building.

Landscape Committee

Donna DeMichelis, Thelma Bikulcius, Max Damron, and Jane Sayler worked together on the Landscape contract for 1992 with Davey Tree. Donna reported that Davey has walked the property and will mow with small mowers. The crew will be the same every week and a supervisor will be with the crew. The committee is looking forward to substantial improvements in 1992.

Architectural Control

Linda Skinner reported that very few requests were submitted leaving the committee inactive during most of 1991.

Long Range Planning Committee

Chet Cavaliere, Melinda Skinner, Shirley Clark and Clara Lee Miller worked on the final need for siding replacement. The committee will work together on evaluating the condition of the streets as soon as Savage & Walker sends a proposal detailing the cost of the analysis. They will also address rail road tie removal and concrete step replacement.

Rob MacGregor - Chameleon Landscaping

reported on his methods of rejuvenating the plants throughout the Community. He stated that when cutting back the plant it appears a drastic measure to cut so much back, but within a few weeks new growth appears and the plant is healthier and stronger. In 1992 he plans on shaping the plants to keep them in scale with the buildings. He will remove dead, dying and diseased plants. The Hemlocks will be maintained so as not to grow taller than the 2nd floor windows. Rob is estimating around 200 hours of work for next year and he anticipates two additional helpers. Rob responded to questions from the membership.

Financial/Budget Review - Chet Cavalier reported on the Projected Operating Budget for 1992. He stated that the monthly assessment would remain at the \$160.00. However the cost for siding replacement was included in the maintenance portion of the budget. The cost per unit \$1,100.00 to be paid in one lump sum or over a one year period or a two year period. (Please see enclosed Payment Program) Typographical errors were noted in the budget. At the request of the Homeowners at the meeting the corrected copies of the budget and mailing will be borne by Association Administrators. Chet responded to questions regarding the number of contractors that submitted proposals for the siding replacement. He stated that three proposals had been reviewed and the Board had approved the contract with McGrath Home Improvement Company. Cost estimated at \$80,000.00

Other Business to come before the meeting - Donna DeMichelis announced that a Christmas party would be held at their home on Sunday, December 15, 1991. Invitations will be mailed to the homeowners. Anyone wishing to assist Donna with this mailing please contact her.

Clara Lee Miller requested the Board discuss additional open meetings of the membership. A motion was made and seconded to increase the open meeting to two or four per year. Motion passed.

Mr. Albl has recently undergone major surgery. If you are in need of light bulbs, please pick them up from Mr. Albl for the next few weeks. As soon as he has recovered, he will be back on the job. Thank you for your understanding.

Monthly Board Meetings are open to the membership. Those that wish to attend are welcome to do so.

The next Board of Directors Meeting will be held on Wednesday, November 13, 1991 at 7:30 P.M. at 701 Shakertown.

There being no further business to come before the meeting it was adjourned at 9:20 P.M.

Montgomery Meadows



MONTGOMERY MEADOWS

Payment for the siding replacement may be made in one payment of \$1,100.00 or may be made over one year or a two year period.

- | | |
|---|----------------------------|
| 1. Assessment Payable by January 31, 1992 | \$1,100.00 |
| 2. Over 1 year (5% Simple interest) | \$1,140.00 (\$95.00/month) |
| 3. Over 2 years (5% Simple interest) | \$1,200.00 (\$50.00/month) |

Please fill out the enclosed information and return to Association Administrators, Inc. at the address below, no later than November 12, 1991. This will enable us to order coupons for your payment plan. If a response is not received by the November 12th deadline, it will be assumed you intend to pay \$1,100.00 by January 31, 1992.

Name _____

Address _____

Method of payment:

1. Cash \$1,100.00 _____
2. 1 yr. payment program _____
3. 2 yr. payment program _____

MANAGING AGENTS
ASSOCIATION ADMINISTRATORS, INC.
144 MERCHANT STREET, SUITE 150 CINCINNATI, OHIO 45246
513-772-3434