

## MINUTES

### SIXTEENTH ANNUAL MEETING OF THE MEMBERSHIP MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC.

October 27, 1992

The Sixteenth Annual Meeting of the Montgomery Meadows Homeowners Association, Inc. was called to order at 7:30 p.m. by Vice President Melinda Skinner, who acted as chairperson of the meeting. Board members present were Chet Cavaliere, Max Damron, Deb Kleris, Betty Rugh and Dick Sullivan. President Gary Houghtby was absent.

Ms. Skinner introduced the Board members and representatives of Management Plus, Bill Huwel and Kelley Smith. Management Plus is the management organization replacing Association Administrators effective January 1, 1993. There was no representation of Association Administrators at this meeting.

Also introduced at this time were the new members of Montgomery Meadows, Ted and Minette Goldstein, unit 503, and Ms. Nancy Baesel, Unit 703.

A sign-up sheet was provided for property owners to sign by condo number and it was determined that a quorum was present and the Meeting could proceed with the business for which it was called.

The Minutes of the Fifteenth Annual Meeting held on October 28, 1991 were approved as printed.

#### Election of Officers

The matter of election of officers for the three seats available due to the term expirations of Chet Cavaliere, Betty Rugh and Melinda Skinner was presented. The nominees for the openings, Mike Albl, Thelma Bikulcius and Wally Rugh, were introduced. The Chairperson asked for nominations from the floor and there being none, motions were passed to close the nominations and elect the nominees by acclamation. Both motions passed.

#### President's Report

Chairperson Skinner presented the report of the President. It was reported that the siding replacement project which had begun in late 1991 was complete and also that the concrete and railroad tie replacement project was on schedule. The painting schedule for shutters, trim, etc. was explained. Painting on the 100-400 and the 900 units was completed in 1992. The balance of the community will be painted in 1993 and 1994. Painting cycles will begin again in 1996. Trim painting is on a 4-year cycle; painting of the shakes is on an 8-year cycle. Homeowners asked that the condition of the shakes be observed to be sure that the cycle length is appropriate.

It was explained that a new lawn care and landscaping company, Love Landscaping, had been contracted for 1993. Max Damron explained the process by which Love Landscaping had been selected through a study conducted by the Landscaping Committee. Mr. Damron explained the scope of the work outlined in the contract with Love Landscaping and its effective date. Because of immediate need for seeding and other lawn service made necessary by the recent walks, steps, and retaining wall repair work, Love had been contracted for seeding this fall. It was believed the work was complete at the time of the meeting.

At this time the meeting opened to discussions and questions from the members and several matters were reviewed, such as gutter service, cleaning and clearing of outside common areas, etc. The Board was asked to explain the poor condition of the wooded area behind the 600 units. It was requested that the area be cleaned up and that weeds be cut down more frequently. Chet Cavalliere reported that many of the tree stumps and debris were on property belonging to Mayfair of Montgomery and that the developers of that community had failed to comply with the landscaping plans originally presented to the City of Montgomery. Contacts with the City thus far have not been successful. Several homeowners asked that this situation be looked into again and suggested that a letter-writing campaign or visit to a Town meeting might be appropriate to get attention for this area.

The Board was disappointed in the light attendance at the mid-year meeting in 1992 and the Chairperson asked if another mid-year meeting should be scheduled. The response was that members believed a mid-year meeting could be used for information purposes in particular and items such as anticipated large projects and assessments could be explained to the members at such a meeting.

The work of the Management Search Committee, including the procedure followed, was explained by the Chairperson. At this time Bill Huwel and Kelly Smith of Management Plus Realty Service, Inc. were introduced. Mr. Huwel presented a brief background of the company, himself and his staff. The membership welcomed the new management firm with applause.

Mr. Cavalliere presented the report of the Long Range Planning Committee. Two items dealt with by the Long Range Planning Committee, siding replacement and railroad tie replacement and removal, have been taken care of. An item facing the community is the roadway system which is anticipated to cost approximately \$42,000. Responding to a member's question regarding the replacement of roofs, Mr. Cavalliere explained this item remained a priority and that the condition of two units indicated replacement work as soon as possible, being units 103 and 1001, for which two bids had been received with a third awaited at the present time. Siding repair of areas where work on steps had been done will be accomplished this fall.

Mr. Sullivan next explained his background and arrival on the Board in 1992. Mr. Sullivan suggested that the makeup of the Board could include more women and encouraged homeowners to seriously consider serving when openings occurred. He then referred to the outstanding record of service provided by Chet Cavalliere and the weight of the projects

which he had assumed during his tenure on the Board. The members expressed appreciation to Mr. Cavaliere by their applause. Mr. Sullivan then explained the draft budget which had previously been mailed to members. There was considerable discussion concerning the constraints indicated by the new budget and the need for members' cooperation in keeping expenses under tight control. Critical and emergency situations will be dealt with promptly, but other maintenance items will be clustered or grouped to minimize expenses.

There being no further business to come before the meeting, the meeting was adjourned.