



MINUTES OF THE ANNUAL MEETING, OCTOBER 28, 1993
MONTGOMERY MEADOWS HOMEOWNER'S ASSOCIATION

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MAX DAMRON AT 7:30 P.M. ALL MEMBERS OF THE BOARD WERE PRESENT ALONG WITH BILL, KELLY AND DEBBIE REPRESENTING MANAGEMENT PLUS. ALSO IN ATTENDANCE WAS A REPRESENTATIVE OF LOVE LAWN CARE.

A QUORUM WAS PRESENT.

CHET CAVALIERE WITHDREW HIS NAME FROM CONSIDERATION FOR ELECTION.

IN RESPONSE TO A QUESTION FROM THE MEMBERSHIP, THE THREE BOARD MEMBERS WHO WERE RUNNING FOR RE-ELECTION GAVE THEIR FEELINGS AS TO AN INCREASE IN FEES AND/OR ASSESSMENTS:

MAX DAMRON STATED HIS FEELINGS AGAINST INCREASES UNLESS THEY ARE NECESSARY FOR THE PRESERVATION OF THE PROPERTY.

NANCY BAESSEL STATED THAT SHE IS NEW HAS HAD ONE ASSESSMENT ALREADY, SAYS MONEY MUST BE THERE AT END OF YEAR. FEELS EVERYONE SHOULD TAKE A TURN ON THE BOARD SO THEY CAN SEE WHERE THE MONEY GOES.

CAROL BRADY STATED THAT SHE IS NOT IN FAVOR OF ASSESSEMNTS BUT THAT UNTIL YOU ARE ON THE BOARD AND SEE WHAT THE REAL PROBLEMS ARE, YOU JUST DON'T KNOW WHAT THE NEEDS REALLY ARE..

CHET CAVALIERE MOVED, WALLY RUGH 2ND. TO ACCEPT THE MINUTES OF THE LAST ANNUAL MEETING. VOTE: UNANIMOUS

BILL HUWEL GAVE THE MANAGEMENT REPORT. A COPY IS ATTACHED. MAX DAMRON GAVE PRESIDENTS REPORT. MUCH LIKE BILL HUWEL'S REPORT, MANAGEMENT HAS DONE A GOOD JOB FOR THE ASSOCIATION, RESPONDED TO YOUR DEMANDS. LOVE LAWN CARE HAS DONE A GOOD JOB AND WE HAVE A GOOD WORKING RELATIONSHIP WITH THEM. A REPRESENTATIVE OF LOVE IS HERE TO ANSWER QUESTIONS. THEY HAVE A CONTRACT FOR 1994. LANDSHAPERS WILL DO THE SNOW REMOVAL AGAIN NEXT YEAR. MANAGEMENT PLUS HAS AGREED TO A THREE YEAR CONTRACT EXTENSION AT THE SAME COST AS 1993.

MR. FRANK OSBORNE, A HOMEOWNER RUNNING FOR THE BOARD, WAS NOT ASKED TO GIVE HIS OPINION ON THE ISSUE OF FEE INCREASES AND ASSESSMENTS. AT THIS POINT IN THE PROCEEDINGS, HE WAS ASKED TO STAND AND GIVE HIS FEELINGS. HE SAID HE AGREED WITH THE OTHERS AS TO RELUCTANCE TO RAISE FEES AND ALSO ASSESSMENTS, HOWEVER, THE PROPERTY MUST BE KEPT UP.

WALLY RUGH PASSED OUT AMENDED DOCUMENTS AND DISCUSSED THE FORMAT OF THE CHANGES. CHET CAVALIERE ASKED HOW TO MAKE SUGGESTIONS. WALLY SAID TO MARK THEM ON THE PAGES AND TURN THEM IN.

MIKE ALBL CLARIFIED A POINT ON WHO CAN VOTE.

DICK SULLIVAN GAVE THE FINANCIAL REPORT AND BUDGET. COMMENTS THAT HE MOVED HERE THREE YEARS AGO AND WAS HIT WITH AN ASSESSMENT THE FIRST YEAR AND THE SECOND YEAR. HE DOES NOT WANT ANOTHER, BUT WANTS THE PROPERTY TO BE KEPT UP. PARTICULAR EMPHASIS WAS GIVEN TO THE STATUS OF THE RESERVE ACCOUNT:

IN 1990, ASSOCIATION PAID INTO RESERVE	\$14,988
1991,	15,775
1992	19,541
1993	22,968
1994	25,923.

DISCUSSION FOLLOWED ON THE 1993 BUDGET VS. 1994 BUDGET. SAME TOTAL BUDGET AS LAST YEAR-NO ROOM FOR ERROR.

DISCUSSION FOLLOWED AS TO:

FIELD BEHIND 601-NO MONEY AT THIS TIME.

HOW MANY MOWINGS WE GET FOR THE LANDSCAPE CONTRACT AND DO WE PAY FOR SOME WE DO NOT GET? MAX DAMRON ANSWERED THAT WE SCHEDULE 26 CUTTINGS AND 3 PARTIAL CUTTINGS. WE ONLY PAY FOR THE CUTS WE GET. HE THEN CONTINUED ON AND LISTED ALL THE VARIOUS ITEMS THAT ARE INCLUDED IN THE CONTRACT. CHET CAVALIERE ASKED WHAT TYPE OF GRASS SEED WOULD BE USED IN RE-SEEDING. THE REPRESENTATIVE OF LOVE LAWN CARE ANSWERED, "FESCUE."

A HOMEOWNER (MS. LIEBAT) ASKED ABOUT THE TREE STUMPS IN REAR OF 601. MAX SAID THEY ARE TAKING OUT DEAD TREES THAT MAY FALL ON BUILDINGS, ONLY.

A HOMEOWNER (MR. HACKMAN) COMMENTED ON TREES THAT NEEDED TRIMMING. MAX AGREED, BUT NO MONEY AVAILABLE. TREES THAT ARE CAUSING PROBLEMS WITH GUTTERS, SHINGLES, ETC. ARE BEING PRUNED, ONLY.

A HOMEOWNER (MS. MITCHELL) COMMENTED THAT THE TREE BEHIND 1304 IS DEAD AND NEEDS TO COME DOWN. WALLY RUGH ANSWERED THAT HE WAS ONE OF THE ONES WHO WALKED AROUND AND CHECKED THE TREES. IT WAS THE FEELING OF THIS GROUP THAT THESE 3 TREES IN THE REAR OF 1304 WERE NOT A RISK TO THE BUILDING. MAX DAMRON WILL ASK LOVE LAWN CARE TO RE-CHECK THE TREE.

A HOMEOWNER ASKED ABOUT SOME PEOPLE WHO TAKE DOWN TREES FOR THE FIREWOOD. MAX ANSWERED THAT HE DID NOT KNOW ANY, IF THE HOMEOWNER DOES, HAVE THEM MANAGEMENT PLUS. BILL HUWEL ALSO TO CHECK ON SUCH AVAILABILITY.

DICK SULLIVAN CONTINUED ON THE RESERVE FUND FOR THE NEXT 5 YEARS.

ROADS,	\$46,000
PAINTING	18,000
SHAKE SHINGLES	54,400
ROOFS (40 + GAR.)	94,600

ANTICIPATE A BALANCE OF \$34,114 IN RESERVES AT END OF 1993. AT THE RATE WE ARE PUTTING MONEY INTO THE ACCOUNT AND TAKING IT OUT, WE WILL NOT HAVE ANYTHING IN THE RESERVE ACCOUNT BY THE END OF 1995.

DICK SULLIVAN WENT INTO AN ANALYSIS OF WHAT HAPPENS WITH A \$10.00 PER MONTH FEE INCREASE, A \$20.00 PER MONTH FEE INCREASE: A \$1,000.00 ASSESSMENT, AND A \$1,500.00 ASSESSMENT. DICK STATED HIS PREFERENCE WOULD BE FOR A \$10.00 PER MONTH FEE INCREASE AND A \$1,500.00 ASSESSMENT. HE THEN OPENED THE SUBJECT UP FOR DISCUSSION.

A LIVELY DISCUSSION FOLLOWED, WHEREIN THE HOMEOWNERS SPOKE FOR THE FEE INCREASE AND FOR THE ASSESSMENT. HOMEOWNERS SPOKE AGAINST THE FEE INCREASE AND THE ASSESSMENT. SOME THOUGHT THE AMOUNT IS TOO HIGH, ETC.

MAX DAMRON RE-ITERATED THAT THE BOARD WILL TAKE INTO CONSIDERATION THE FEELINGS OF THE HOMEOWNERS, BUT THE DECISION WILL BE THAT OF THE BOARD.

CHET CAVALIERE ASKED WHEN THE DECISION WILL BE MADE.

LARRY STECK MOVED THAT MEMBERSHIP APPROVE A MONTHLY INCREASE IN FEES NOT TO EXCEED \$10.00 AND AN ASSESSMENT NOT TO EXCEED \$1,500.00 IN THE AREAS AND PROCEDURES THAT DICK SULLIVAN OUTLINED. CHET CAVALIERE SECONDED.

A SPIRITED DISCUSSION AND QUESTION AND ANSWER SESSION FOLLOWED,

ANN MITCHELL MOVED TO AMEND THE MOTION THAT THE BOARD MAKE AN EFFORT TO DEVELOP A PAYMENT PLAN FOR THE ASSESSMENT AVAILABLE FOR THOSE WHO NEED IT. LARRY STECK ACCEPTED THE AMENDMENT, CHET CAVALIERE ACCEPTED THE AMENDMENT TO HIS SECOND. GEORGIA MORGAN STATES AGAIN THAT THE \$10.00 PER MONTH IS FOR OPERATING FUNDS.

FURTHER DISCUSSION CAME AS TO WHAT HAPPENED TO ALL THE RESERVE MONEY THAT HAS BEEN PAID IN OVER THE YEARS. CHET CAVALIERE GAVE THE HISTORY OF THE COMMUNITY AS IT PERTAINS TO MONEY AND RESERVES. THE UNEXPECTED ITEMS, SUCH AS SIDING, ROOFS THAT WENT BAD MUCH SOONER THAN THEY SHOULD HAVE, ETC.

DISCUSSION FOLLOWED ABOUT VOTING ON ONE OR THE OTHER.

CHET CAVALIERE MOVED TO SPLIT THE MOTION INTO TWO PARTS AND VOTE ON EACH. MIKE ALBL SECONDS. VOTE: UNANIMOUS.

VOTE TAKEN ON:

MONTHLY FEE INCREASE, NOT TO EXCEED \$10.00 PER UNIT PER MONTH:

YES VOTES 19

NO VOTES 11

SPECIAL ASSESSMENT, NOT TO EXCEED \$1,500.00, WITH SOME SORT OF PAYMENT PLAN TO BE AVAILABLE FOR THOSE WHO NEED IT.

YES VOTES 22

NO VOTES 5

BOTH ITEMS CARRY.

DISCUSSION FOLLOWED AS TO WHETHER THE VOTE WAS PROPER. THE DOCUMENTS WERE CITED AND THE VOTE STANDS.

MAX DAMRON AGAIN STATED THAT THE DECISION IS ONE FOR THE BOARD TO MAKE. THE IDEA OF THE VOTE WAS TO GET THE OPINION OF THE PEOPLE IN ATTENDANCE.

THE ELECTION OF BOARD MEMBERS FOR THE COMING YEAR WAS NEXT ON THE AGENDA. CHET CAVALIERE MOVED TO CLOSE OFF NOMINATIONS, SECOND BY MR. CAHALAN. VOTE: UNANIMOUS

WHILE THE VOTES WERE TABULATED, LOVE LAWN CARE DISCUSSED THE LANDSCAPING.

RESULTS OF THE VOTING:

THE FOLLOWING THREE HOMEOWNERS WERE ELECTED TO THE BOARD.

MAX DAMRON

NANCY BAESEL

CAROL BRADY

CHET CAVALIERE MOVED TO ADJOURN, EVERYONE SECONDED.