

MINUTES OF THE MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, ANNUAL MEETING
OCTOBER 19, 1994.

The meeting was held, pursuant to notice, at Terwilliger Lodge on Deerfield Rd. President Max Damron called the meeting to order at 7:30 P.M..

A count of the signatures on the sign in sheet indicated a quorum of 25% present. President Damron then introduced the members of the Board, all of whom were present. He introduced Bill Huwel of Management Plus Realty Service, Inc., Managing agent, who in turn introduced Kelly Smith, property manager. At this point, all homeowners in attendance introduced themselves.

There were no additions to the agenda.

The minutes of the previous annual meeting were accepted as written.

Bill Huwel gave the management report, indicating the close working relationship with the various committees of the Board. He spoke of the need to do several roof replacements that had not been scheduled, and of the need to work on bids for the blacktop repair/replacement.

Dick Sullivan, Treasurer, gave the treasurer's report. There is no increase scheduled for 1995. The association will end the year in the black, with a decent amount of Reserve for Replacement balance. The Board has approved the merging of the Special Reserve accounts along with the regular Reserve accounts. Several questions were asked from the floor.

President Damron named the three homeowners who were running for the two vacancies on the Board. They were Dick Sullivan, Carol Brady, and Frank Osborne. Frnk Osborne rose to give some pertinent information about himself. There were no further nominations from the floor. It was moved that nomination be closed. President Damron requested Bill Huwel and Kelly Smith to collect and count the ballots.

While votes were being counted, Rich Love gave a landscape report and answered questions from the floor. It is generally felt that the grounds are in much better condition this year. Max Damron requested a vote on giving the contract for 1995 to Rich Love. The vote was unanimous.

Dick Sullivan reported on the bids for the 5 year repair/replacement of the blacktop driveways. There is a fourth bid due within a week. Wally Rugh reported on the activity of River Birch roots lifting up the blacktop in the area of the 100, 200, and 300 buildings.

Mike Albl reported that all phase five roofs have been completed and that we are working on phase four roofs at this time. A question was raised about moss on the shingles. Management was requested to check it out.

Thelma Bikulcius reported on the findings of the lighting committee. They located several really dark places and installed High Pressure Sodium Lamps in those locations. The outcome was great. Also, moved another fixture and pole to better light some parking area. There are no plans for additional lights at this time. Management was asked to continue to look into getting some better light sensors for the fixtures.

Nancy Baesel reported on the painting that was done this year. Buildings 1100, 1200, and 1300 were completed, along with garages. 1995 is a "no paint" year. The committee is working on paint colors for 1996. If anyone who lives in the 1100, 1200, or 1300 building needs some touching up, Nancy has touch up paint.

Max Damron made mention of the upcoming "FALL" walk-through.

In the area of New Business,

Discussion went on about Garage and general maintenance. Max Damron commented on the number of parking spaces and the need for homeowners to use their garages and tandem spots so that the guests could be able to use the guest parking spots. strongly suggest that homeowners clean out their garages and use them for automobiles. Mike Albl reported on some messy garages. It was suggested from the audience that we need a fine schedule for those who do not clean their garages, let pets run loose, don't pick up after the pet, etc. Wally Rugh reported that we have 2 parking places per unit, and some extra spots for visitors. He asked that anyone with over 2 cars to park them in the office building parking lot overnight. Max Damron discussed the liability if we take stuff out of the garages. Mike Albl gave other examples. Further discussion followed.

Who can file the complaint with the city of Montgomery for health violations? Dick Sullivan moved that the President appoint a committee to set rules and fines for violations. Nancy Baesel seconded. The vote was unanimous. The committee will consist of Wally Rugh, Chet Cavaliere, Brenda Osborne, and Frank Osborne.

The Board commented on the policy of collections:

The payment is due on the 1st. If not paid within 45 days, a lien will be filed, if not paid by 90 days, foreclosure will be instituted.

A request from the floor that we inspect the condition of the brick when the fall walk-through is held was referred to Management Plus.

Max Damron announced the election results:

Dick Sullivan and Frank Osborne were elected to the Board.

Max Damron thanked Carol Brady for filling in so well for the past year. She was recognized for her contributions to the various committees.

Chet Cavaliere moved to adjourn. The meeting adjourned at 9:05 P.M.

respectfully submitted by: *William F. Smith* October 21, 1994