

SEMI-ANNUAL MEETING OF THE HOMEOWNERS OF MONTGOMERY MEADOWS, MINUTES

The meeting was called to order by President Max Damron at 7:32 pm. Board members in attendance were: Max Damron, Thelma Bikulcius, Wally Rugh, Nancy Baesel, Mike Albl and Dick Sullivan. Carol Brady was absent. Bill Huwel and Kelly Smith attended from Management Plus.

The reading of the minutes from the last meeting was waived.

Max Damron introduced those at the head table.

Bill Huwel gave a financial report, stating that the bills are paid in current fashion, delinquencies are very low and we have two reserve accounts, one for the general reserve, and one for the special assessment. He mentioned that about 50% of the homeowners have paid the entire special assessment to date.

Max Damron explained the Crime Alert program as the police officer from Montgomery did not appear. Note: Officer Knowles called Tuesday to apologize and say that an emergency police matter prevented him from attending the meeting.

Bill Huwel gave a management report, indicating some of the accomplishments of the past few months, and identified some of the items to be done in the future.

Old Business:

- A. Wally Rugh distributed the final copies of the proposed association documents and the changes that have been made. These are the same documents that were passed out at the annual meeting in 1993. After some questions, Wally read all the changes. Then, Wally Rugh moved that the amended documents be adopted. The motion was seconded by Mike Albl and the vote was unanimous.
- B. Thelma Bikulcius gave a report on the lighting project, thanking the owners for leaving their lights on at night, and indicating that a walk-around had shown certain dark areas. A lighting study has been put into action, with two wall pack lights installed and one pole light. The committee will monitor the lighting for the next several weeks, and would like input from the owners.
- C. Nancy Baesel gave a report on painting, including the information that the 1100, 1200 and 1300 buildings will be painted this year. It was added that several doors that had peeled will be painted. The committee is planning to coordinate the colors for new vinyl shake shingle siding, new vinyl shutters, and paint colors so that entire sections can be done at a time. This is a large project, and will be done as funds permit.
- D. Dick Sullivan reported that the winter was hard on the streets. There will be a 4-5 year program for replacing streets and roads, based on available funds each year. Dick also added that since the water bill is anticipated to be high this year that homeowners/residents are requested not to overwater lawns overnight, so that the water is just running down the pavement.
- E. Mike Albl reported that last year the #5 category roofs were replaced, and this year we are working on the #4 category, then #3, etc. As

problems appear, however, bad roofs are being replaced.

- F. Rich Love of Love Landscape attended and gave an update on the plans for landscaping. He feels the grass is looking good, but with too many dandelions, so there will be a re-treat for them. The spring cleanup of twigs, debris and leaves is completed, as well as the spade edging of the beds, pre-emergent weed killing, and mulching. The grass has been mowed twice. Coming up is the power edging, fertilization of shrubs, then the late spring weed control, and fertilization and hedge trimming in June, as needed.

A question was raised about the area behind the 600 building, and Rich said it will be weeded three times this year. There were other questions of an individual nature, which Rich promised to check into.

- G. Wally Rugh discussed the gas line extension study that has been underway since Ray Grismer brought the idea to the board. It is quite involved. It will require the pre-payment of \$20,000.00 to CG&E after which they will install gas mains. Once the mains are installed, Recker & Boerger will install gas lines from the main to the individual homes for a cost of \$300.00 plus \$2.00 per foot. Then there is an additional charge of \$80.00 from the gas & electric company. When the decision is made by a homeowner to hook up to the service, and the hookup is made, the gas company will rebate \$1,000.00 per hookup, not to exceed \$20,000.00. If the homeowner wants the furnace, hot water heater, heat pump, etc. installed, that is at the individual homeowners cost. All of these charges are to be paid by the individual homeowner receiving these services, and not by the association.

This project continues under study, and we will have more information as it develops. We are passing on the information we have been given by the gas company and Recker & Boerger.

A lively discussion followed, and no action was taken.

Max Damron announced the presentation of a plaque for Chat Cavaliere, recognizing his many years of service to the association. Due to his absence, Chat will receive the plaque from Max at a later date.

Wally Rugh moved to adjourn, Max Damron second. Meeting was adjourned at 9:12 pm.