

MINUTES OF THE MEETING OF THE MONTGOMERY MEADOWS HOMEOWNER'S  
ASSOCIATION BOARD OF MANAGERS, OCTOBER 9, 1995

MEETING WAS CALLED TO ORDER AT 7:35 P.M. BY PRESIDENT WALLY RUGH.  
ALL MEMBERS WERE PRESENT. BILL HUWEL REPRESENTED MANAGEMENT PLUS.  
MIKE ALBL MOVED TO ACCEPT THE MINUTES OF THE PREVIOUS MEETING. UNANIMOUS APPROVAL.

BILL HUWEL GAVE THE MANAGEMENT REPORT.  
MANAGEMENT TO RESEARCH WHAT % OF RENTERS WOULD JEOPARDIZE SOMEONE GETTING A MORTGAGE.  
MANAGEMENT DIRECTED TO FILE A FORECLOSURE ON UNIT AT 1102.

OLD BUSINESS:

PAINTING OF DOORS:

PAINTER IS WORKING ON LAST DOORS TO BE PAINTED.

BUDGET:

THE 1996 BUDGET WILL BE PREPARED FOR PRESENTATION AT THE ANNUAL MEETING.

ANNUAL MEETING:

THERE ARE THREE OPENING COMING UP FOR ELECTION AT THE ANNUAL MEETING. WE HAVE THREE  
CANDIDATES WHO HAVE INDICATED A DESIRE TO RUN FOR ELECTION. MIKE ALBL, THELMA BIKULCIUS,  
AND GEORGIA MORGAN HAVE DECLARED FOR THE BOARD.

THE LOTTERY FOR THE THREE EXTRA PARKING SPOTS WILL BE HELD.

THERE WILL BE REPORTS GIVEN BY THE FOLLOWING:

- A. MIKE ALBL-LONG RANGE PLAN
- B. NANCY BAESEL & THELMA BIKULCIUS-PAINTING PLAN
- C. MAX DAMERON-LANDSCAPING
- D. FRANK OSBORNE-TREASURER'S REPORT
- E. DICK SULLIVAN-INCREASE IN FEES
- F. WALLY RUGH-STATE OF THE ASSOCIATION

DICK SULLIVAN NEWCOMER BOOKLET:

DICK SULLIVAN HAS PREPARED A NEWCOMER BOOKLET. COPIES WILL BE PASSED OUT AT THE  
ANNUAL MEETING.

WATER MAIN BREAK:

THE MOST RECENT BREAK WAS DISCUSSED. MANAGEMENT IS INSTRUCTED TO USE BLACKTOP PATCH  
AND TAMP IT INTO THE BLACKTOP AREA OF THE ACCESS TO THE PARKING GARAGE.

NEW BUSINESS:

A. GROUNDS CARE BIDS:

WE ARE STILL WAITING FOR TWO ADDITIONAL BIDS. SHOULD BE HERE THIS WEEK.

B. PAINT BIDS:

PAINT BIDS ARE IN PROCESS FOR THE 4 YEAR PAINTING PLAN. THIS INVOLVES MANY ITEMS,  
INCLUDING SIDING, SHUTTERS, ETC.

C. TREE REMOVAL:

ONE BID IS IN, AND TWO MORE ARE EXPECTED FOR REMOVAL OF SEVERAL TREES.

MANAGEMENT WAS DIRECTED TO SEND A BILLING TO THE OWNER OF 204 FOR REPAIRS TO THE  
HARDWARE ON THE GARAGE DOOR, WHICH IS HOMEOWNER RESPONSIBILITY. MIKE ALBL MOVED,  
WALLY RUGH SECOND. UNANIMOUS APPROVAL.

MANAGEMENT IS DIRECTED TO PUT OUT A REMINDER FLYER FOR THE ANNUAL MEETING.

THE SNOW REMOVAL CONTRACT WITH MIKE MIDDENDORF IS APPROVED FOR 1995/96. MIKE WILL  
PLOW STREETS AND DRIVEWAYS AND SALT STREETS. MANAGEMENT PLUS WILL DO THE SIDEWALKS.

NOVEMBER 4, 1995 AT 9:30 A.M., THERE WILL BE A WALK-AROUND OF THE PROPERTY.

NEXT BOARD MEETING WILL BE AT NANCY BAESEL HOME ON 11/13/95 AT 7:30 P.M.

DICK SULLIVAN MOVED TO ADJOURN. UNANIMOUS APPROVAL. ADJOURNED AT 9:05 P.M.