

1998

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MINUTES OF THE SEMI-ANNUAL MEETING OF THE MONTGOMERY MEADOWS HOMEOWNER ASSOCIATION
MAY 28, 1998 AT TERWILLIGER'S LODGE

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MIKE ALBL AT 7:30 P.M.
OWNERS OF 13 UNITS ATTENDED THE MEETING.

ANN BLANKENHORN MOVED TO ACCEPT THE MINUTES OF THE PRIOR MEETING. SECOND BY CHARMA FEIN-
THEL. UNANIMOUS ACCEPTANCE.

BILL HUWEL SAWE THE MANAGEMENT REPORT. THE ASSOCIATION IS SOLVENT. CONTRACTS HAVE
BEEN LET FOR THE LANDSCAPING AND SEAL COATING. THE PAINTING CONTRACT HAS NOT BEEN
LET, PENDING THE CONTRACTOR RE-CONSIDERING HIS PRICE.

MIKE ALBL GAVE THE PRESIDENT'S REPORT. HE REPORTED ON THE PETITION DRIVE TO GET THE
CITY OF MONTGOMERY TO RE-THINK THE DECISION TO PAY THE MAJORITY OF THE COST FOR THE
MSD TO INSTALL NEW SEWER LINES IN THE AREA BEHIND THE KROGER STORE. THE COST OF THE
REPLACEMENT COULD BE AS MUCH AS \$3,800 PER HOUSE. THE REASON FOR THIS IS THAT THE
SANITARY AND STORM SEWERS RUN TOGETHER.

MIKE ALBL ALSO STATED THAT WE ARE LOOKING AT SOME SUBSTANTIAL COSTS TO COME. HE THEN
SAVE A BREAKDOWN OF WHERE THE \$170 PER MONTH GOES:

- \$24.70 TO WATER/SEWER
- 3.00 LIGHTING
- 15.00 INSURANCE
- 41.00 LANDSCAPING & LAWN
- 46.00 RESERVES
- 12.00 MANAGEMENT FEE
- PLUS SNOW REMOVAL, AMINTENANCE, ETC.

PROPERTY VALUES ARE GOING UP DRAMATICALLY. WE ARE DOING WELL. WE DO HAVE SOME
SERIOUS WATER DRAINAGE PROBLEMS. IN UPCOMING MONTHS, BOARD WILL BE LOOKING AT THE
POSSIBILITY OF AN ASSESSMENT.

THE FOLLOWING QUESTIONS WERE RAISED AND ANSWERED:

- QUESTION ABOUT THE NEW LIGHT POLE: ANSWER, IT IS A TEST TO SEE HOW MUCH IMPROVEMENT
THERE IS IN THE AMOUNT OF LIGHT SPREAD.
- QUESTION ABOUT SHAKE REPLACEMENT: ANSWER, WE WILL REPLACE MISSING SHAKES. WE ARE LOOKING
INTO VINYL SHAKES AT THIS TIME.
- QUESTION ABOUT MOLD ON BUILDINGS: BILL HUWEL REPORTED THAT THEY WILL BEGIN TO CLEAN
THE MOLD IN A COUPLE OF WEEKS, TRYING SEVERAL NEW
PRODUCTS ON THE MARKET.
- QUESTION ABOUT WEEDS IN TREETWELLS: ANSWER, THIS IS NOT PART OF THE LANDSCAPE CONTRACT.
- QUESTION ABOUT TERMITES: ANSWER, WE HAVE A CONTRACT WITH COMPLETE PEST CONTROL.
- QUESTION ABOUT MAIL BOX LOCKS: ANSWER, IT IS RESPONSIBILITY OF HOMEOWNER.
- QUESTION ABOUT GARAGE ENTRY DOOR: BILL HUWEL EXPLAINED THAT THE ENTIRE DOOR AND FRAME
HAS TO BE REPLACED. THIS ITEM IS ON THE WALK-THRU LIST.
- QUESTION ABOUT GUTTER/GUARDS : BILL HUWEL ANSWERED THAT THERE IS CURRENTLY A TEST
UNDERWAY OF THE "GUTTA GUARD" . AS SOON AS THE TEST
IS COMPLETE, THE BOARD WILL LOOK AT THE RESULTS.
- QUESTION ABOUT REPLACEMENT WINDOWS: ANSWER, THIS IS HOMEOWNER RESPONSIBILITY. THERE
ARE SEVERAL HOMEOWNERS WHO HAVE AND ARE INSTALLING
REPLACEMENT WINDOWS.

THERE BEING NO NEW BUSINESS,

DICK SULLIVAN MOVED TO ADJOURN AT 8:20 P.M. MEETING ADJOURNED.