

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF TRUSTEES MEETING**  
**MONDAY, JUNE 11, 2001**  
**MINUTES**

- 1.) **CALL TO ORDER:** Rodg Gerhardt, Board President called the meeting to order at 7:00 p.m. Prior to starting the meeting the Board and Management Plus inspected the work that had been completed at 1300 Building and the Board was pleased with the progress.
- 2.) **ATTENDANCE TAKEN:** Board Members – Rodg Gerhardt, Maurice Trabout, Thelma Bikulcius, Jack Dodd, Don Kindle and Debbie Wallace. Amy Darrah had an excused absence. Lisa Bloomer represented Management Plus Realty Service.
- 3.) **APPROVAL OF MINUTES OF APRIL 9, 2001:** The Board of Trustees approved the Minutes of the May 14, 2001 Board of Trustees Meeting with one correction to the pricing of the handrails for building 1300. A copy of these Minutes was already sent to the community.
- 4.) **MANAGEMENT REPORT:** The management report was approved as presented in writing. Balance in the checking account as of 5/31/2001 was \$6,033.32. Balance in the reserve account as of 5/31/2001 was \$38,076.17. The Board reviewed all the reserve expenditures year to date on building 1300. The Board approved the checks presented for payment. The Board reviewed the past due report – several homeowners still owe on the additional funding for the reserve account. Any homeowner not making payments as approved by the Board will continue to receive past due notices and is subject to a lien and foreclosure.
- 5.) New Board Member: Welcome Debbie Wallace.
- 6.) **OLD BUSINESS:**
  - a.) **Drainage/Downspout work at 1300 Building:** The Board inspected the job this evening. One handrail will be ordered per unit 1301-1304. Any homeowner wishing an additional handrail will have to order one through Management Plus and will be assessed for this. If the homeowner decides to purchase a handrail they should fill out an improvement application form and return to management Plus. Handrails will be ordered for both sets of steps in the common area.
  - b.) **100 Garage:** The Board requested that Management Plus get bids to replace the concrete flooring. The Board agreed to look at the current concrete flooring.

- c.) *Gutter Replacements: The Board requested that Management Plus get updated pricing for gutter replacements in the community.*
- d.) Exterior touch up painting of buildings 100 – 500: Work to be done by Sam Hickman Painting this summer.
- e.) Paving work: We are getting bids on this work.
- f.) Wiring community – communications: This item has been removed from the agenda.
- g.) Additional Funding for the Reserve Account: We have several homeowners that still owe monies on the additional funding for the reserve account. The Board agreed that any homeowners that are making payments may continue to do so – however, these accounts must be brought current no later than October 1, 2001 – total fee due of \$1200.00. Any homeowner making payments that has the account current by July 1, 2001 must pay a total of \$1100.00. All accounts must be brought current no later than October 1, 2001. Management Plus to file liens for accounts that no monies have been received.

If you have any questions regarding the additional funding payment to the reserve account, please contact Katie Smith at 772-2570 ext. 16. THE BOARD AGREED THAT ANY UNITS THAT HAVE NOT PAID THE ADDITIONAL FUNDING OF THE RESERVE ACCOUNT, AS PER THE AGREEMENT, WOULD BE SUBJECT TO A LIEN.

- h.) Walk Through: The Board requested that Thelma and Nancy prioritize the walk through list. The Board reviewed this information. Don Kindle made a motion to replace the steps at building 600. No second to the motion. Motion was not voted upon.
- i.) Parking Decals: The Board decided to table this issue again.
- j.) Drainage problem at Building 200: The Board reviewed the two bids submitted by Management Plus – one from Pavement Management and one from Roto Rooter. The Board was leaning towards the bid from Pavement Management but requested that Management Plus contact both contractors regarding some questions and concerns that they have.

7.) **NEW BUSINESS:**

- a.) Quality of Life Survey: Don Kindle presented a survey that he had prepared to send to the community. The Board did not approve that the survey would be sent to the community. The Board decided to table the

survey. Don Kindle resigned as the chairperson of the Quality of Life Committee.

- b.) Improvement at Building 1300: A homeowner at building 1300 has made an exterior improvement and has damaged the common area. It was agreed that Thelma Bikulcius would handle this matter.
  - c.) Davey Tree: The Board requested that Management Plus contact Davey Tree for a survey of the trees in the community.
- 8.) **ADJOURNMENT:** The meeting adjourned at 9:50 p.m. with no further business to discuss. The next meeting will be held on July 9, 2001. The meeting will be held in the home of Don Kindle unit #502. Mr. Gerhardt is not able to attend this meeting.