

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 12<sup>th</sup>, 2007**

**Corrected Minutes**

I. Call to Order:

- Dr. Rugh called the meeting to order at 7:02PM.

II. Attendance:

- Board Members: Debbie Wallace, Dr. Walter Rugh, Moe Trabout, Thelma Bikulcius, John Britton, Russ Uckotter, and resident Julie Harland were all present.
- Rich Hayden and Angel Ferry represented Nu-Vision Property Management.

III. Previous Minutes from November 13, 2006 were approved with the following exceptions by the Board.

- Dr. Rugh made a correction on page 7 of the minutes, under section (d) that he obviously did not decide to stay with Management Plus.
- In regard to section (f) on page 7, Moe advised that Rumpke cleaned up the spill on the street, but this is the second or third time that this has happened. It took many calls to get them to clean up the spill.
- 804 has taken down wall board and put it into trash cans, that's where other white stains on the pavement has been coming from.

IV. Management and Financial Reports:

- Rich is to check out what extra cost on a recent statement from Rumpke is for.
- Thelma is the treasurer for the community. She signs the checks and is to get copy of the copy of all invoices. The following reports will go to the entire board: Trial Balance, Check Register, General Register, and Money Market Report
- Money Market – shows what deposits have been made.
- Delinquency:  
102 is Ted Larkin's address. 303 is Russ Uckotter address and 103 is Moe Trabout address. Mr. Trabout has not been auto billed for January.
- Several former residents have responded to advise Nu-Vision that they no longer live in the community. So records were not updated.
- Page 35 of Receivables, Delinquent Unit 103 will be corrected.
- Nu-Vision will check each owner ledger and carry forward any remaining balance from 2006, so residents can be correctly billed for amounts owed for 2007 and 2006.
- Moe is concerned about double entries on page 31, Shayler Creek on 111, snow removal on 10/30, etc... Rich explained that we show errors because the system doesn't allow them to be voided out, so below an incorrect item, a credit will follow for that error.
- Rich suggested a 10 day grace period on the Special Assessments due date. The community can have late fees on the first \$200, but not on the \$1000.00 assessment. Dr. Rugh clarified that because residents can pay quarterly, semi annually, or annually, there has not been a late fee in the past. Rich said we can waive the late fee if the board wants to. Moe said he would not like to see a late fee. He wants to keep the payments separate at this time. He feels there might be a late fee if residents didn't pay by the 2<sup>nd</sup> quarter. Debbie was pretty sure there were deadlines for each payment option, but there wasn't a penalty. Moe said to send out a letter explaining the 15 day grace payment. April 1 will be the next payment due date. With a 15 day grace period.
- General Funds Statement from December 1<sup>st</sup> to December 21<sup>st</sup> reveals that expenses were down.
- Rich confirmed that Nu-Vision does have all of Montgomery Meadows records from Management Plus.
- In regards to the extra \$47,000/year special assessment, Rich encouraged setting up a budget of the overall month to month, but create a separate balance to show the special assessment, and this will show a clear consistent delinquency figure.
- The overall budget for the year is on page 15, however the balance sheet shows what the assessments are, and gives an easier break down.

- Moe asked if we could auto withdraw payments with the quarterly combined. Rich answered that the ACA doesn't do the quarterly. It's a bank function that can't work quarterly, due to too many variables. The Special Assessment is a separate payment, and residents will have to send it in separately. The Board would like this topic to be discussed at the Annual Meeting.

#### V. Old Business:

- Regarding tree work, Shayler was to recommend an appropriate tree, but the board has no idea what was planted. Management Plus didn't let the Board know who planted it. Debbie was pretty sure Tree Images was the company who planted the tree.
- It is believed that Management Plus approved a garage door that was replaced with a style that doesn't match what was started in the complex. Thelma said there was a big problem with Garage doors rotting, so the board decided to have a committee review the various styles, but the door in question was replaced prior to the Boards decision on what was acceptable. AE Door replaced the door in question. Rich wants to look at the doors and come up with a resolution for doors needing to be replaced now. Once a door style is agreed upon, the association needs to stick with one door style for the community from that point on.

#### VI. New Business:

- Julie Harland wants to join the Board of Directors, and was welcomed by the Board.
- Architectural committee had nothing to report.
- Annual Meeting will be held on June 19<sup>th</sup> with picnic to follow. Meeting will be on a Saturday. Meeting location has not yet been determined.
- How are we going to address the upcoming ice and snow storm? Thelma said she needs Ice Melt restocked. Dr. Rugh and Richard will determine on the day of the storm which treatment to do.
- The Garage in the 200 building has a passenger side door near the mail box where a light was busted off, if the door is not shut it will vibrate, conceivably the door vibrated and broke the light. The door rubs the light when it closes.
- Dr. Rugh wants Nu-Vision to inspect the property and make a list of items that need repaired and then address them in order of importance.
- Two positions are available on the board. Members are on the Board for terms of three years. There are to be seven total board members.
- The 1200 building didn't get plowed.
- At the end of the last right turn, small bushes were pushed over and may not survive.
- Sidewalk in front of Thelma's house was covered by the snow plow.

VII. Next meeting will be on March 12, 2007 at 7:00 pm. and held at Johns home.

#### VIII. Adjournment

- With no other issues to discuss, the meeting was adjourned at 8:04 PM.