

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 12, 2007
MINUTES

I. Call to Order:

- Dr. Rugh called the meeting to order at 7:07 PM.

II. Attendance:

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

III. Previous Minutes from February 12, 2007 were approved with the following corrections: correction of John Bretton to John Britton, correct Dr. Rughe to Rugh, correct that tree was planted by Tree Images, but we still don't know what kind of tree that was planted in front of 802. 103 to be corrected to Moe Trabout, and 102 is still Ted Larkin, 303 is Russ Uckotter's address.

IV. Management and Financial Reports:

Rich reviewed financials with the Board. Snow removal shot the budget. Additional Reserve funding, a bill you pay to yourselves. He gave the example of the \$250 that was moved over to the 2nd set of financials, this set of financials is all reserves. Interest on CD's will not show monthly. Dr Rugh asked if we pay some into the account. Rich explained where the money moves to. In the event someone sends one check for the association due and special assessment we have to move money around. Moe asked about refund check, why is it broken up? \$1000 was for the entire assessment of Moes account. Rich is to call Moe on 3/13. John asked about change in regulations - where special assessments were no longer allowed – Rich answered not at this time. HOA laws have not changed yet. Totally funded reserves means the association must have saved enough money to fund the entire list of items that need to be completely replaced at any one time. This does not pertain to HOA's. It's a Federal and State Condo Law. Debbie asked about the last page of the Fifth Third Statement on Reserves. Rich explained. The goal was \$80,000 but they realized that the summary was too short, it should be more around \$93,000. The road is in excellent condition, parking is excellent condition. Over lay is a long way away, curbing is another issue.

V. Old Business:

1. Architectural committee had nothing to report.
2. 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 after the board reviews and approves the list.
3. The vehicle that had been stored in a parking space has been moved to an appropriate location.
4. Regarding Garage Door Replacement Parts: The point of the two car garage door was to use the panels to replace the wood door panels. These extra parts are in the end storage unit and the door of the storage unit doesn't lock. The paint that is being stored needs to be thrown out and lock on the door needs repaired.
5. The damage to the dented garage door at the 1300 building was caused prior to the last snow plow season and needs to be repaired at the expense of the Association. Motion was made by Dr. Rugh.
6. 602 door needs a panel.

VI. New Business:

1. Items that need to be addressed: we need to continue with Terminex and gutter policy, also policy of painting. No painting was done last summer. The Community was on a 3 or 5 year cycle on painting. Sherwin Williams has a great product that Rich suggested. It's more expensive, but long lasting. Rich will find records on paint programs. Liquid Siding was suggested by John Britton because it's guaranteed for more than 20 years. The Board should have a walk thru in April, plan to walk at 9:00 AM on 4/28/07.
2. John Britton requested that items in the minutes be numbered vs. bullets for easier discussion and review.
3. In honor of the late Mr. Gearhardt, the Board wants to send a card to the Gearhardt family. Mr. Gearhardt was a resident of 101 Shakerdale. Dr. Rugh will find out what places the Board could donate gifts to.
4. The Board also wanted to honor the late Ms. Goldstein of 502 Shakerdale. Ms. Goldstein has also passed way recently.
5. Gutter cleaning is completed. A partial list of repairs is already underway and the board will have an opportunity to review this list prior to the next meeting. Screened gutter guards are the ones that need the most repairs. The 1200 building had loose gutter guards.
6. Tree Branch Issues: 1102 has a tree branch over the walkway; at 301 a branch came down into the driveway. Rich is getting bids to replace or repair tree limbs and trees. The pine at 301 is damaged and sheared others nearby, thus it may need to be removed.
7. The garage exterior lights are always on by Thelma Bikulcius' home. Rich is to check for the photo cell at the electrical box located near the circuit box, and also check for possible trouble with a timer located inside the garage.
8. Nominating Committee Members are: Debbie Wallace, Jack Dodd, Moe Trabou
9. Architectural Committee had nothing to report.
10. Picnic committee: The annual meeting and picnic will be held at the courtyard of buildings 1, 2, and 3. Rich suggested we rent chairs and have the meeting before the picnic. The board thinks residents can bring their chairs, The Board all agreed to have the meeting and the picnic at the same time to improve attendance. Rich can have about 20 or more chairs delivered.
11. Schedule of meeting places for 2007: February at the home of Thelma Bikulcius, March at the home of John Britton, April at the home of Jack Dodd 701 or Wally Rugh 805, May at the home of Dr. Rugh 805, or Jack Dodd 701, June Annual Picnic at the courtyard of buildings 1, 2, and 3, July at the home of Moe Trabou 103, August at the home of Russ Uckotter 303, September at the home of Debbie Wallace 802

VII. Next meeting will be on April 9, 2007 at 7:00 pm. and held at Jack Dodd or Dr. Rugh's house if Mr. Dodd is out of town.

VIII. Adjournment

- With no other issues to discuss, the meeting was adjourned at 8:00 PM.

Special Note:

There has been a great deal of trash scattered around the community. While Nu-Vision Property Management does police the area, to further assist in this clean up effort residents of the community are asked to also help pick up loose garbage on the ground, and avoid tossing loose garbage into cans.

There have been concerns about how the visitor parking spaces are being misused. Residents are asked to not park in the visitor spaces, or store any vehicle anywhere other than a designated garage.