

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 9, 2007
MINUTES

I. Call to Order:

- Dr. Rugh called the meeting to order at 7:04 PM.

II. Attendance:

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

III. Previous Minutes from March 12, 2007 were approved.

IV. Management and Financial Reports:

Rich reviewed the work list with the Board. Richard also reviewed financials with the Board. The landscaping was higher due to the ice storm. There was a \$1000 charge for gutter work. No complaints on gutters at this time. Insurance on schedule, electric was up due to a late bill not transferred on a name change. Water and sewer is right on schedule, Reserves were funded. Receivables on page 14, one owner has a prepaid, others are delinquent and have failed to get in touch with Nu-Vision as to what the problem is. We need to send these to the attorney for a lien letter. The attorney letter costs \$75.00. Letter suggests foreclosure if lien isn't satisfied. Cooney Ferguson is the attorney. Page 15 has the balance sheet showing the reserves.

V. Old Business:

1. Garage Doors will be installed on the 24th, on the 1300 garage.
2. The photo cell was found in the back of the 401 building. It needs to be relocated.
3. John is to make the flyers for the annual picnic. He mentioned that we need to determine how to pay. Moe suggested a raffle. Richard said he would pay up to \$150 for the picnic. Everyone needs to bring their own chair. Russ suggested the Board rent a tent. John said to clear out a garage for an area to set up food. Debbie was concerned about rain, and suggested scheduling a rain-check date. Richard will email a formal annual announcement letter to John as a guide to create one for Montgomery Meadows. Notices will be hand delivered vs. mailed. Richard will also provide door hanger bags. Meeting will be held before the picnic.
4. 401 repair of sidewalk – Richard has bids out for that.
5. Richard also has bid on carpentry of electrical housing.
6. What electrical problems remain? Meters were sinking and pulling away. This problem was corrected, but Richard will contact his contractor to do a review. He will call Tim Curry.
7. Checking of the termite stations: a few tops have been busted near John's sidewalk. ACE will replace damaged ones. They are inspected once a month and Richard gets a report on each inspection. No infestation to this point that Richard is aware of.
8. Tree replacement: Richard suggested doing some pricing on trimming the older trees. Review what's beside the buildings to make sure there's no scrapping.
9. Southern Ohio is doing a review on the asphalt to be proactive on dealing with any problems.
10. Sentracon: Nu-vision has 3 prices for the 100, 200, and 300 buildings. Price varies depending on the size of the building. Dr Rugh has promised this year that we would take care of the final three buildings and that we should honor our promise.
11. 601 foundation of the building was filled to the siding. This is a potential termite problem and a letter will be sent indicating that the owners are not in compliance with the grading on the left side of the building.

VI. New Business:

1. Sidewalk replacement at the end of Thelma's building, there's a swale where water collects. In reviewing the problem Southern Ohio put in a drawing to show a yard drain leading to an existing

- drain, then they plan on re-pouring a whole new sidewalk. Richard will be getting a third bid. Richard does want to get this started this summer, so he will bring out the third bid before the next meeting.
2. Issue regarding the doors that need replaced for the electrical covers. Richard reviewed the bid from Keith Ferry Residential Remodeling. The doors only of the electrical panels of 12 boxes are what we are addressing. There could be additional costs if there is more extensive damage. One more bid is coming.
 3. Notices: The Board decided to advise the public to call with work order complaints, but they could also email or write in a work request. Nu-vision is close to getting a roster by sometime next week for the Board. 901 and 702 are on the market, 1202 is also for sale.
 4. Nu-vision needs to see if there is a list of the Board members and their terms. Dr. Rugh wants to become a member at large this next elections. Thelma and John's terms expired, but both plan to run again.
 5. Shayler did a lousy job cleaning this year according to Mr. Dodd. John agreed. Moe said the mulch had mud balls, not like what we've had in the past. They tend to mulch on the tree trunks. Mulch is no good this year. Richard will review with Shayler and have their rep. come out and review it.
 6. There's a great deal of litter added Moe, Russ agreed. Send a reminder in the minutes about trash and make sure visitor parking is used for the visitors and that visitors are not parking in reserved places.
 7. Honda blue color is racing thru the neighborhood. Also a silver car is driving thru too fast.
 8. 602 Garage door, Richard asked why are we using insulated doors? The price difference is \$60 to \$80/door more. The Board agreed to not use insulated doors. Stay with the flat panels.

VII. Next meeting will be on May 14, 2007 at 7:00 pm. and held at Dr. Rugh's house.

VIII. Adjournment

- With no other issues to discuss, the meeting was adjourned at 8:13 PM.