

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 14, 2007**  
**APPROVED MINUTES**

I. Call to Order:

- Dr. Rugh called the meeting to order at 6:59 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 April 9, 2007 were approved by the Board. Motion was made to approve by Dr. Rugh.

IV. Management and Financial Reports:

1. Rich reviewed the work list with the Board. Richard also reviewed financials with the Board. Dr. Rugh needed clarification on Rumpke on page 31 (check register) for trash removal. Richard said he will take a look at them and get an answer to the Board.
2. Richard will also get a copy of the bills for Thelma and deliver them tomorrow.
3. Regarding CMA: Dr. Rugh wanted Richard to tell him what the break down of work is on maintenance. Richard will include a copy of the work order.
4. On Receivables. The Delinquent has made payment arrangements.
5. Recent sales: 702 is sold, 901 also is sold.

V. Old Business:

1. Three Garage Doors Replacement at 601 Shakertown. On page 17 of the Board packet. The Board needs to make a decision. The Board chose to go with the flush doors vs. raised panels. 6 to 1 vote after reviewing the proposal from A&E.
2. Paul Liebat and John Tholking are the men working on 601 Shakertown. The Trustee has stated that he can't see fixing the problem with his steps until other foundation problems are corrected. Jack asked the Trustee to submit in writing his concerns. To date, Jack has not received anything in writing from this man.
3. Bids for the Electrical Panel Housing are still in the works.
4. Annual Meeting Final Preparation: Send out a letter of intent and a form for the parking lottery.

VI. New Business:

1. Improvement Application: 401 Window Replacements. The unit owner would paint the outside beige once when installed, but he does want the windows to be white, so they are white on the inside. The Board decided to let the owner have the white windows, but he must paint the exterior beige immediately after the install, then the association will be responsible to repaint in the future. Dr. Rugh wants to make sure that special attention goes to the sill level.
2. Walk-thru: Items from the walk thru were discussed. Richard reviewed items that will require bids to perform work to be done. Black top/asphalt repair needs to be discussed. We all know that roads are going to be expensive to correct. The Board needs to decide what to do, and how soon to do the patch work. Another issue on the 1300 garage door the side entry door was cut out two or three years ago. \$500.00 was spent to replace asphalt there, and now it's coming up again.
3. High mulch is being addressed with Shayler in several areas. Clean up needs to be improved by the Landscaping Company. Cut grass is lying on the mowed grass looks bad. Richard advised that they are using mulching mowers. We don't want to see grass cuttings in the mulch beds.

4. John and Thelma are both running for the Board. Richard will list John and Thelma as residents who do wish to run again. Julie Harland would also like to run. Dr. Rugh plans to resign when his term is over if someone else wants to run.
5. 803 needs to submit an improvement application for the landscaping that has been done recently. Richard will send out an improvement application to this unit.
6. 103 area behind building near 1001 drop off needs to be reviewed to see if the landscaping area can be improved. It's getting overgrown. Thelma will take a look and make a decision on what can be done to improve this area.
7. Dr. Rugh suggested that we start working on the budget in August, so they can be completed by October.
8. The get together committee made the flyer. John added to mention that the annual meeting will be held in June every year. Other than nominations, we need to send out forms for the parking lottery that can be mailed back in. The lottery ticket will be drawn at the annual meeting. John wants to do split the pot to help with the cost of the Picnic to be held on June 23<sup>rd</sup>. 6 tickets for \$5.00 or a dollar a piece. John will add this to his invitation.
9. Thelma requested that 402 rear door have a storm door installed over her regular door. She doesn't have a design, but it is to be a full view. Verbal application was approved.
10. Near the 1200 garage at the end of the driveway by stop of sign the post is shaved away by the mowers, but it needs to be removed and mount the stop sign to the light post near the current stop sign.
11. The small dead tree in front of 802 Shakertown Court will be replaced in the fall with a Dogwood.

VII. Next meeting will be on June 11<sup>th</sup> at 7:00 PM in the home of Russ Uckotter of 303 and the Annual meeting and picnic held on June 23, 2007 at pm. and held at the common areas of the 100, 200, and 300 building under the big oak tree.

#### VIII. Adjournment

- With no other issues to discuss, the meeting was adjourned at 8:25 PM.