

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 11, 2007 APPROVED 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, 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 May 14, 2007 were approved by the Board. John Britton motioned to approve, and Jack Dodd seconded the motion.

Committee Reports:

- Nominating Committee: letter of intent from Julie Harland, John Britton and Thelma Bikulcius
- Architectural Committee: 1 improvement application from 601 Shakertown
- Budget Committee: Committee will start in August 2007.
- Neighborhood Get together Committee: Dr. Rugh requested that name tags and sharpie markers be supplied, Richard dropped off Nu-Vision's donation of \$150.00 for the party. Russ will talk to the caterers and get the caterers business cards. Chamberlin's is the caterer.

IV. Management and Financial Reports:

1. Rich reviewed the work list with the Board. Richard also reviewed financials with the Board. Richard is to find out what charges were for from last month re: Rumpke's three bills. Dr. Rugh requested that Nu-Vision itemize what each item of maintenance is for. Russ asked: "Can we change the budget?" Richard will review the budget index and make adjustments. Starting next month, work order reports will go in every ones packet.
2. Delinquency: One with a balance of \$1,550 from a carry over balance from last year is being sold, and the balance is expected to be paid. Others are in a payment arrangement mode.
3. Reserves: Are doing very well. Everything is in balance.

V. Old Business:

1. Bids for the electrical panel housings: Finalized Decision Needed: Terrance needs to come down on his painting price. Ferry needs to bid cost to paint doors to match. Specify to both contractors to prime and use two coats of paint. Use a minimum of 15 year warranty, Sherwin Williams paint. Have the architectural committee to approve hardware: Hinges and hasps, galvanized hardware. Provide samples or photos of hardware, with matching or stainless steel screws for exterior jobs.
2. Concrete Bids – 401 Shakerdale: Finalized Decision Needed: Southern Ohio gets awarded for the sidewalk repair and drainage work as outlined for the in the area of 401. Motion made by Dr. Rugh, and the entire Board agreed.
3. Annual Meeting: Final Preparation
4. 100 Garage settling problem: Dr. Rugh remembers that the board decided to watch and wait to see if problem gets worse. Vertech will get us an updated bid to perform this work. The Board will make a decision to repair the problem or take bids to rebuild the garage if the expense would be less than a repair. Motion has been tabled until some numbers come in.

VI. New Business:

1. Asphalt bids Pending
2. 601 & 602 Shakerdale Concrete Steps: 2 bids to review: An approval application was sent as well as request to park a moving POD for a couple of days, to have a family member move in. Rails will be installed at the owner's expense. Russ used Fiberon to build his front porch. The Board wanted to get a bid from that company. Olympian Deck Cleaner, and seal with Mildew preventative made by Olympian. Fiberon said to clean with Clorox to remove stains. The Board in the past didn't like the idea of using concrete for the front porch, due to the settling and weight issues. The board wants to get bids composite like what Russ used.

materials, that are not as porous and that will not have the staining issues. Richard suggested enforcing the color of what type of material to use. Get estimate on the new type of Fiberon thru McCabe. There are extra rails in the storage garage, but the conditions of the rails are questionable.

3. Letter from Laverne Martin regarding Shayler: Dr. Rugh and Richard Hayden will meet with Ms. Martin in person. Richard will try to schedule a time on Friday, June 15th, if Ms. Martin is available.
4. Thank you card from Jean Gerhardt: The card was passed around at the meeting for the Board to review.

Improvement Application:

1. 303 Shakerdale: Russ and Michele Uckotter request to add landscaping. Motion to approve made by Russ, seconded by John and the Board approved.
2. 601 Shakerdale: turned in an application for concrete steps and porch. This item was tabled until more bids come in.

VII. Next meeting will be the Annual meeting and neighborhood picnic held on June 23, 2007 at 4:00 p.m. at the common areas of the 100, 200, & 300 buildings, under the big oak tree. The July meeting will be held on July 9th at Moe's home, 103 Shakerdale.

VIII. Adjournment

- With no other issues to discuss, the meeting was adjourned at 8:15 PM.