

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
7 p.m. on July 9, 2007 at 103 Shakerdale
Approved Meeting Minutes**

I. Call to Order:

- The meeting was called to order at 7:12 PM by John Britton.

II. Attendance:

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

III. Previous Minutes from June 2007 were approved by the Board. Russ Uckotter motioned to approve, and Debbie Wallace seconded the motion.

IV. Committee Reports:

- Architectural Committee – Thelma Bikulcius had nothing to report
- Budget Committee – Meets next month. They will need to determine who is on the committee: Julie Harland, Russ Uckotter, and John Britton will head up the Budget Committee.
- Neighborhood Get Together Committee: No need to meet until next year.

V. Management Report

- There has been an increase in the Insurance; we are getting bids for next year. Postage had an increase, but we are in good shape for the YTD. Water and Sewer needs to be checked when bill comes in, Richard will also check on the electric as to the difference on line 1800 and 2100 of financials. Reserves are current.

VI. Old Business

1. Three Garage Doors Replacement 601 Shakerdale - Completed
2. Bids for the Electrical Panel Housings – John Britton checked the electric panels to match against what bids say. 100 building – needs doors – cut plywood, new hinges, and paint.
3. 1100, 1200, 1300, and 800 all need frame work and rebuilding. 1000 building was just repaired 2 years ago. 900 – doesn't need any work, 700 – needs doors, trim, and shingles, 600 – needs doors, 400 – needs a new door, 300 - needs a new door. Hinges will be painted the same color as the doors. Get quote with plywood only. John wants to meet with the contractor and see what the bid would be to only do certain doors. Richard will contact the contractor and give him John's phone number.
4. Roof Cleaning Bid – The Board wants to look at each building, and address cleaning algae and mold individually. Richard to look at all buildings.
5. Moles: Use a product that the landscaper can put in called, Tatacapel – food. \$40.00 a package, put in the trails. Richard will talk to Shayler about this product.
6. Two porches at 600 building: Bid is for \$2050. We need concrete step bids. Two are coming in soon. Have Ferry rebid at 30" down for footers on 2 sets of stairs.

VII. New Business

1. Motion to Elect Officers
 - President: John Britton – Motion made by Russ Uckotter, seconded by Julie Harland
 - Vice President: Russ Uckotter – Motion made by John Britton, seconded by Moe Trabou
 - Secretary/Treasurer: Thelma Bikulcius – Motion made by John Britton, seconded by Debbie Wallace
2. Asphalt Overlay: The Board wants to revisit some areas and consider asphalt overlays after patching.
3. Painting bids 1002 1003 1004 Shakerdale
4. Bids on Stairs on 601 Shakerdale
5. Curry Electric Review of meters in the community
6. Susan Thompson of 501 needs a window
7. Ralph Bowman needs to paint new window frames.
8. Hole in siding will be corrected by Shayler
9. Window style: The Board agreed on the window style
10. 602 Parking problem. This was handled before by the previous management company by means of tagging the vehicle, but it is back again. The garage is fixed now so there is no reason to use the visitor space.
11. Rumpke: Picking up trash and recycle on two different days. Richard to check why this is happening and correct it.
12. Rich is to find out who is responsible for maintaining the trimming between 1001 and 1002. Weeds seem to be in common area and not in 4' area.
13. Thelma requested that management tell Shayler to trim and clean up behind 401 and 504, behind the 500 building. And the mulch beds need to be cultivated all over.
14. Russ Uckotter will distribute packages with rules and regulation to a couple new residents.
15. Paint Bids: Certa Pro: is there a schedule for painting the buildings? Will paint have at least a 15 year warranty? Buildings need to be brushed not sprayed. We need to assess which buildings need painting and keep a record of the paint schedule of each building. Make 20 copies and put on an easel for each meeting, so while they are being discussed the issue can be physically seen.

VIII. Next Meeting Date: August 13, 2007 at 7 P.M. at 303 Shakerdale.

IX. Adjournment: John Britton made the motion to adjourn, and the entire board agreed to adjourn.