

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**7 p.m. on August 13, 2007 at 303 Shakerdale**  
**Approved Meeting Minutes**

I. Call to Order:

- The meeting was called to order at 7:00 by John Britton.

II. Attendance:

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

III. Previous Minutes from July 9<sup>th</sup>, 2007 were approved by the Board. John motioned to approve, and Russ seconded the motion.

IV. Committee Reports:

- Architectural Committee – Nothing to report
- Budget Committee – To meet in September  
Members: Julie Harland, Russ Uckotter, and John Britton

V. Management Report

- There is a total income of \$18,267.40 against \$9,165.00, with YTD Actual being \$89,454.20 against Years Budget of \$109,980.00 with the variance being 81.34%. The uneven variance is due to funds taken from the reserves to pay for concrete work. Looking at the Operating Expenses; the water and sewer is paid quarterly so that makes it appear to throw the monthly budget. The Total Expenses are \$21,330.84 against \$7,066.00 while this appears to be over budget; remember that the variance is due to the timing of the quarterly water bill, and the Reserves Expense payment of \$7,867.40. Reserves YTD is \$68,887.44.
- Motion to approve financials Julie and seconded by Debbie.

VI. Old Business

1. Roof Cleaning Bid – Table until next year.
2. Moles: Shayler is using a product called - Tatacapel. It takes a few applications every two weeks. We will have to wait for an update on the progress.
3. 600 Building: Step Bids are ALL in: 602 will also be replaced. The board will look at 603 tonight. We are leaning towards concrete. The Association would also be responsible for one rail on these new porches. Porches are tabled until John can draw up the support system he wants to see under the concrete steps, and have that drawing submitted to both concrete companies so this extra step can be priced by both.
4. Paint Schedule is on an as needed basis. Continue to use 15 year paint.

VII. New Business

1. Bids for the Electrical Panel Housings – John Britton hasn't heard from Keith. Angel will call Keith Ferry to make appointment.
2. Landscaping Contract needs to be put in the next Board Packet for review. The Board doesn't feel it is possible that they have signed a contract for 2008 with Shayler.
3. 803's Garage door's bottom panel is in need of replacement. The Board decided to use the extra panel in storage to correct the problem.

VIII. Next Meeting Date: September 10, 2007 at 802 Shakertown - the home of Debbie Wallace at 7:00 PM

Adjournment: Moe motioned to adjourn, Jack seconded the motion, and the Board agreed to adjourn at 8:39 P.M.