

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
7 p.m. on September 10, 2007 at 802 Shakertown
Approved Meeting Minutes

I. Call to Order:

- The meeting was called to order at 6:55 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.
- Richard Hayden and Angel Ferry represented Nu-Vision Property Management.
- Owner Present: Paul Liebat – Trustee of Mary Liebat, 601 Shakertown

III. Previous Minutes from August 13th, 2007 were approved by the Board. Thelma motioned to approve, and Debbie seconded the motion. With the following corrections: Remove part 4 of New Business re: conserving water. 4 of Old Business. Change settling and done to say “to be replaced” in regards to 602 front porch.

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 \$15,845.00 against \$9,165.00, with YTD Actual being \$84,418.00 against 109,980.00. Making the variance 76.76%. As far as the Budget – the community is right on track. The Total Expenses are \$13,089.61 against \$7,066.00. Reserves have been funded.
- Reserves YTD: \$27,576.74.

A motion to approve financials was made by Thelma Bikulcius, and seconded by Debbie Wallace.

VI. Old Business

1. Asphalt Overlay – Concrete Curbs or Blacktop Curbs – Discussion: We’ll need to get quote to remove current blacktop – waiting for quote for concrete. Curbs that will be replaced with concrete in 2007 should only be for the current areas that will be repaved this year. The Board will approve the overlay and concrete curbs. Motion to approve overlay made by Julie Harland, and seconded by Russ Uckotter, and the entire board agreed to approve the asphalt overlay and concrete curbs bid to not exceed \$5,000 for the curbing. Rich will ask the Asphalt Company to use V-Seal to protect the new concrete curbs from salt etc...
2. Decision on bids for 601 and 602 Shakertown front porch replacement. No greater than \$6,000 dollars to approve Anderson to do the job based on the first \$2,500/porch bid earlier in the year. Jack Dodd will motion to approve spending no greater than \$6,000 to repair both porches, and Moe Trabout seconded the motion. The owner of 601 will give the go ahead to start landscaping with Anderson as soon as the concrete work is completed. 603 Shakertown was determined to not need repairs or replacement of its front porch.
3. Shutter on 601 in the rear doesn’t match. Some on the home have newer plastic shutters, but some of the old ones have slats missing. A work order will be turned in to have those repaired or replaced as necessary.
4. Electrical Panel Repairs will begin on first week of October, pricing for this change in work will be available by 9/11/07. John Britton advised he wanted to use plain plywood and not pretreated plywood. It will be painted with a 15 year paint to protect the new wood. During the meeting with the carpenter it was discovered that the 800 building has a wall that is settling and leaning outward. Bids have already been requested to repair the wall problem before the electrical box can be repaired.

VII. New Business

1. Jack Dodd will be leaving early and will not be able to attend the next meeting.
2. Julie Harland said to go ahead with the landscaping in the back of her area, split the bill three ways with owners of 1001, 1002, and the Association.
3. Maps are to become part of Monthly Board Packets
4. Landscaping and Maintenance Fall Walk – Select a date: Wednesday 9/26 at 4:00 PM. Start by the 1300 area.
5. Montgomery Meadows is still under contract with Shayler thru the 2008 Season. Review the contract.
6. Shayler will trim new growth this year of Hemlocks. Owners are welcome to remove their old Hemlocks and replace them with new, but must apply for the change on an improvement application to the Board first.
7. Steps and Drain by 303 Shakerdale is being solicited for bids to be repaired. This area needs to be more level, install a drain grade too to avoid becoming a trip hazard.
8. 1305 Shakerdale: Two Ash trees were removed but never replaced – have Shayler dig out this area and back fill with top soil, then plant grass in this area. Debbie Wallace motioned to approve, Julie Harland seconded the motion to repair this area by digging out what is there, back filling the area with top soil and planting grass in its place.
9. Russ feels that we are not replacing enough trees as we remove them. Table this issue until the walk.
10. Maintenance Committee: John Britton, Russ Uckotter, Julie Harland and Thelma Bikulcius: Balances of projects under \$1,000 can be approved by this committee without prior approval from the rest of the Board. Moe Trabout motioned to approve, Debbie Wallace seconded the motion, and the entire Board agreed to letting the Maintenance Committee correct any problems under \$1,000 per occurrence to expedite the process of faster turnaround time on maintenance issues.
11. The repair cost for the water main break at 1001 Shakertown Court was \$2,500. Rich will call the water company to see if the community can be reimbursed for some of the lost water, but he will have to wait until he receives the next water bill. The area will have to stay in its current condition until it settles a while. It could take until spring to have the appearance back to normal.
12. Julie Harland was concerned that the community isn't sure of the locations of all of the shut off valves. We will need to determine where the valves are and be prepared for any future water breaks – so as few homes as possible are inconvenienced by water outage.
13. Per the Board's requests: two bids for Landscaping.
 - o Fredericks – too high
 - o Lawn Systems – Bid not in at this time
 - o TR Gear – we will copy this new contract and distribute it to the board – it just arrived today.

VIII. Next Meeting Date: October 8th, 2007 at 7 P.M. Location: 1002 Shakerdale the home of Julie Harland

IX. Adjournment: Russ Uckotter motioned to adjourn, John Britton seconded the motion, and the Board agreed to adjourn at 8:39 P.M.