

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
7 p.m. on October 8, 2007, 2007 at 1002 Shakertown
Approved Meeting Minutes

I. Call to Order:

- The meeting was called to order at 7:03 by Russ Uckotter.

II. Attendance:

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

III. Previous Minutes from September 10th, 2007 were approved by the Board. Julie Harland motioned to approve, and Moe Trabout seconded the motion. With the following corrections: take out "Curb needs to be put in first" from Managers Report: Reserves YTD: \$27,576.74. correct to show that the amount is \$64,305.31, New Business: 6. change to say owners can replace the Hemlocks with something new, but must apply to the Board first (see comments from Fall walk).

Committee Reports:

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

V. Management Report

- There is a total income of \$9250.00 against \$9,265.00, with YTD Actual being \$93,583.53.00 against 109,980.00. Making the variance 85.09%. As far as the Budget – the community is on target. Insurance had a slight variance. New bids will be gathered for 2008 to make sure we have the appropriate coverage at the best price. The Total Expenses are \$13,926.45 against \$11,522.00. Water has gone up. But we have had water leaks. Richard will ask the county water department to issue a credit, but they are not obligated to credit. Trash has stayed under budget. Reserves have been funded: \$829.92. Check Register: Ted Shalloe Landscaping for \$150.00 – Is for Common Landscaping work done in front of 1306.

A motion to approve financials was made by Russ Uckotter, and seconded by Julie Harland.

VI. Old Business

1. 800 Garage: the wall is separating from the building on the electrical panel wall – Loveland Building and Remodeling, Olshan, and Beck Remodeling are coming out to access damage and estimate cost to repair if necessary.
2. 803 Garage door is not working properly. Richard advised that the garage door opener is an owner responsibility. The door opens and closes manually, so the problem appears to be with the opener. The opener will have to be fixed to determine if any other repairs are needed.

VII. New Business

1. Landscaping and Maintenance Fall Walk – Review. The Board reviewed maintenance items noted from the Fall walk-thru. There was a discussion about numbering garage spots to improve clarification for maintenance work. They will likely be numbered 1 thru 47. This item is tabled for further discussion.
2. Meetings for 2008 have been scheduled and will be mailed out to all owners with the coupon book that will go out in December.
3. Budget: Richard gave the Board a budget sheet for 2008 to help them determine what the expenses for the community are estimated to be in the coming year. Bids are also coming in for future projects to help make the budget more accurate.

VIII. Next Meeting Date: November 12th, 2007 at 7 P.M. Location: 303 Shakerdale; the home of Russ Uckotter. Moe will not be able to attend.

IX. Adjournment: Russ Uckotter motioned to adjourn, Julie Harland seconded the motion, and the Board agreed to adjourn at 8:45 P.M.