

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**7 P.M. on November 12, 2007 at 303 Shakerdale**  
**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, 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.

III. Previous Minutes from October 9, 2007 were approved by the Board. Debbie Wallace motioned to approve, and John Britton seconded the motion. With the following corrections: Old Business #2. Make sentence more readable.

IV. Committee Reports:

- Architectural Committee – Susan Thomas 504 wants replacement windows. The Board needs to know which window style by Anderson Replacement Windows the owner is planning use. Will the color and style be the same? The Board agrees to approve the window if Thelma approves the answers to these questions. Motioned by John and seconded by Debbie. Angel to contact the owner to obtain this information and pass it on to Thelma for a final approval.
- Brian Dwyer of 302 Shakerdale wants to be reimbursed for the porch he poured two years ago. Have the owner produce the letter showing that the Board denied his request, or the application that was denied. As a compromise the Board may consider reimbursing, but this still has not been requested in writing by the owner. The policy is that if the porch is deemed needed to be repaired or replaced, and the Board determines so, it will be covered by the Association on an “as needed” basis. If an owner doesn’t want to wait, then the owner will be responsible for the cost to replace the front porch. This item is tabled until we can review old minutes about the topic and get additional information.
- Linda Tracy Gill of 803 Shakertown Court: Improvement application for new front door. The Board approves this application. The motion was made by Russ, and Debbie seconded the motion, and the entire Board agreed to approve the application for the door with model number 224-CL in the information that accompanied the application.
- Budget Committee – Budget: The fees will remain the same. The Special Assessment will also remain the same. Notices will go out by Dec. 1<sup>st</sup>, 2007. Coupon book will be coming in December separately. The assessment will be invoiced. Pest control will need to be considered. The board made a motion to approve the budget as it stands with clarification on pest control. Motion made by Russ, and seconded by Moe, and the entire board agreed to approve the budget of \$109,307.00 plus pest control.  
Members: Julie Harland, Russ Uckotter, and John Britton

Management Report

1. There is a total income of \$9,715.00 against \$9,165.00, with YTD Actual being \$124,459.20 against Years Budget of \$109,980.00. The Total Expenses of \$8,185.78 against months budget of \$7,066.00 with YTD Actual \$120,650.03 against Years Budget of \$105,489.00. Delinquencies: there is one lien filed. The other smaller balance has a first notice sent out. First notices have also

gone out to Special Assessment Delinquents – all of them will receive an attempt to lien letter. Reserves have been funded. Management will send out a letter letting owners know their various options for paying the special assessment. Coupons will go out for the regular monthly HOA payment.

A motion to approve financials was made by John, and seconded by Debbie. The Board agreed unanimously to approve the financials.

#### VI. Old Business

1. Drainage repair bids for area at entrance and around 1100 area. Motion to approve was made by Thelma, seconded by Jack to award Shayler Creek the bid. With conditions: On the 1100 area install pacasandra in the spring vs. ivy (pay for this in the spring), but seed and straw now.
2. 601 Shakertown the owner will be responsible to repair the downspouts and extenders that his contractors didn't install correctly.
3. Shayler's fall walk work bid was reviewed. Motion to approve the Fall Walk Bid submitted on 11/2/07 made by Russ, and seconded by Julie Harland, and the entire Board agreed to approve the bid from the Fall Walk.
4. Tree People were awarded the job to remove the dead trees and trim away dead limbs from other trees in the community. The motion to approve the tree removal bid included three additions to the list. Julie motioned, and Russ seconded. And the entire board agreed to approve to have the tree work done.
5. Numbering the garage doors 1 thru 47. The Board decided to use numbers inside the frame area. Rich will look into where the best placement of the numbers can go to be least conspicuous. Topic Tabled.

#### VII. New Business

1. Old paint cans were removed and debris also was removed from the storage garage
2. The Board agreed to replace all shutters on the same side of a building vs. only replacing them one at a time. This will help the appearance of the shutters to be uniform and age consistently. Motion made by Russ, and John seconded, and the entire Board agreed to approve this motion.
3. To keep Shayler Creek or not keep Shayler Creek. The Board discussed the option of terminating the contract with Shayler that is scheduled to run thru December 2008. This topic is tabled for further discussion. Rich will talk to Thornton Landscaping. John will talk to Shalloe Landscaping for additional options. Budget \$26,000 for landscaping for a buffer in the event we need to change landscapers.

VIII. Next Meeting Date: January 14th, 2007 at 7 P.M. Location: Debbie Wallace's home 802.

IX. Adjournment: A motion was made to adjourn, and the Board agreed to adjourn at 8:50 P.M.