

Montgomery Meadows Homeowners Association
Board of Directors Meeting
February 11, 2008, at 7:00 p.m.
Minutes

- I. Call to Order: Board Vice President Russ Uckotter called the meeting to order at 7:00 p.m.
- II. Attendance: Board members in attendance were Russ Uckotter, Julie Harland, Thelma Bikulcius and Moe Trabout.

Debbie Wallace was absent. Jack Dodd and John Britton were absent with notice.

Marj Grandeury attended from Nu-Vision Property Management.
- III. Approval of Minutes: The reading of the minutes from the January 14th, 2007 was waived. Julie Harland moved that the minutes be approved as written. Thelma Bikulcius seconded the motion. The motion passed by unanimous vote.
- IV. Committee Reports: There were no reports at this time.
- V. Management – Financial Report: Management gave the following report for the financial status of the community - Montgomery Meadows ended the month of January with \$12,482.33 in income. This was \$2,512.33 over budget. It should be noted that the variance is due to the Reserve payment to Shayler Creek Landscaping in the amount of \$2,512.33. Total General & Administrative Expenses for the month of January were \$13,723.26 and combined with the Reserve funding came to \$18,065.51.

Line items over budget were Building Maintenance, Water & Sewer and Insurance. This was due to prior year invoices that carried over into 2008.

The Reserves were fully funded for the month of January. The current balance in the Reserves as of January 31, 2008 is \$64,507.55.

There is currently one unit on the delinquency list. A lien has been filed on Unit 202. They currently owe \$1,475.00 in past due association, late and legal fees.

One unit owner has pre-paid their fees.
- VI. Old Business:
 - A. 2008 Asphalt and Concrete Curb Bids – Management put in requests for asphalt and concrete curb bids for the 100 – 200 parking area from Southern Ohio Sealcoating, Blue Chip Pavement Maintenance, Charles Hamilton Excavating and Paving and Pinnacle Paving and Sealing. All bids have been received with the exception of Southern Ohio Sealcoating. After reviewing the bids submitted, the Board decided to table a decision until the Southern Ohio Sealcoating bid is received and reviewed.

- B. 2008 Painting Bids – Management has received two painting bids to paint buildings 500 and 700. Requests have been extended to Certa Pro, McClellan & Sons and B & W Painting. Certa Pro has submitted a bid of \$4,635.00 to paint the 500 building and \$4,695.00 to paint building 700. This includes all prep work and two coats of paint. McClellan & Sons submitted a bid of \$5,200.00 for building 500 and \$7,200.00 for building 700. It should be noted that the scope of work and quality of paint is a factor in the higher bid. McClellan proposes power washing all surfaces and applying a primer. In addition, they use a paint brand called “Duration” which is a much higher quality than Sherwin Williams or Porter. If the Board wishes, management can obtain a bid from McClellan using Porter or Sherwin Williams paint.
- C. Garage Door Pricing – Management contacted Linda Foy of AE Doors to obtain a price on replacing five garage doors by the 1300 building. Total cost of the five doors installed is \$2,450.00. Ms. Foy pointed out that garage one and garage five need new openers as they are not up to code. They lack the safety eye that keeps the door from closing if something is blocking the exit. Cost to these owners would be \$359.00 which would include two remotes each and one keyless entry pad. AE can install the garage doors without new openers, but for insurance purposes, they cannot attach the opener to the door, (the owner would have to manually attach it to the line).
- D. Installation of Guards: Management has requested a bid on installing gutter guards in the spring. They are scheduled to meet on Friday the eighth to get measurements and check buildings 300 and 700 which currently have the greatest need.
- E. Installation of Hand Railing: Board members discussed walking the property to determine what common areas are in need of hand railings. It has been placed on the Agenda for discussion.
- F. Status of Improvement Application from Brian Dwyer: Management sent a letter to Mr. Dwyer regarding the installation of a new front door on his unit. Mr. Dwyer contacted Nu-Vision and stated that he had already submitted a request and that it was approved. Management informed Mr. Dwyer that there is no record of the approved application and that he would have to provide a copy of the accepted Improvement Application in order to have the door installed. He agreed to forward the information but it has not yet been received.
- G. Status of Correspondence with Susan Thomas – Management forwarded a copy of the associations’ Reserve Study completed by SWA Design Group and a current copy of the funding set up by Nu-Vision. A copy of this correspondence is included with this report.

VII. New Business:

- A. Installation of a drainage basin by unit 1103 Shakerdale – New owner Shawna Brown discovered two water issues when she moved into her unit recently. The basement collected water after each rain. Upon close inspection she found that the foundation at one end of the room had a large gap of concrete that exposed her basement to the outside of the building. In addition, she discovered that rain collected in that area due to the grading of the land. At her expense she has contracted to have the foundation concrete added. Management requests that the association address the grading problem and has asked two contractors for an estimate on installing a drain basin to draw the water away from the building.

VII. Next Meeting Date: March 10, 2008 at 7:00 p.m. at John Britton’s home.

VIII. Adjournment: There being no further business to discuss, Julie Harland moved that the meeting be adjourned. Russ Uckotter seconded the motion. The meeting adjourned at 8:30 p.m.