

Montgomery Meadows Board of Directors Meeting
April 14, 2008 at 7:00 p.m.

Minutes

- I. Call to Order: Board President John Britton called the meeting to order at 7:20 p.m.
- II. Attendance: Board members in attendance were John Britton, Thelma Bikulcius, Jack Dodd, Julie Harland, Moe Trabout and Russ Uckotter. Debbie Wallace was absent with notice.

Marj Grandeury and Rich Hayden attended from Nu-Vision Property Management.
- III. Approval of Minutes: The reading of the minutes from the March 10, 2008 Board of Directors Meeting was waived. Moe Trabout pointed out that Old Business "I" should read the hinge on the door, not the hinge on the mailbox. That being said, Julie Harland moved that the minutes be approved with the correction. Russ Uckotter seconded the motion. The motion passed by unanimous vote.
- IV. Committee Reports:
 - A. Nominating & Picnic Committee - Russ Uckotter suggested that a Picnic Committee as well as a Nominating Committee be formed for the upcoming Annual Meeting on June 21st at 5:00 p.m. John Britton volunteered to create the flyer for the meeting again this year. Management will research the Board terms to determine which members have expiring terms.
 - B. Board Member Number - John Britton suggested that the Board consider reducing the Board of Directors from seven to five members. He felt that the size of the community didn't warrant for a Board with seven members and might result in delays in the decision making process. Members discussed the matter and felt that the seven member Board helped provide a better representation of the community. In addition, members who are out of town during the winter could affect meeting quorum requirements. It was agreed to keep the current number in place. Management did volunteer to check the associations' documentation to determine if seven members are legally required, in the event a decision to change would be made at a later date.
- V. Management Report/ Financial Report: Management gave the financial report for the community as follows: Montgomery Meadows ended the month of March with \$10,275.00 in income. This was \$1,110.00 over budget. Total months direct expenses were \$8,829.70. Total Administrative Expenses for the month of March were \$1,476.98 and combined with the Reserve funding all expenses totaled \$12,636.68. The month's budget projections for expenses were \$13,234.00.

Line items noticeably over budget were Snow Pushing and Building Maintenance.

The Reserves were fully funded in March. The current balance in the Reserves as of March 31, 2008 was \$67,364.39.

There are currently two units on the regular delinquency list. Delinquencies total \$2,370.00 in past due association, late and legal fees. There are four owners on the Special Reserve list totaling \$3,810.00 in past due fees.

After a discussion regarding the lien that has been placed on 202 Shakerdale, a motion was made to have the associations' attorney send a letter regarding foreclosure proceedings. The motion passed by unanimous vote.

VI. Old Business:

- A. 2008 Asphalt and Concrete Curb Work – Southern Ohio Sealcoating has completed all re-surfacing and seal coating. The work appears to be well done. The installation of the concrete curbs is scheduled for Tuesday, April 15, 2008. The line striping will also take place on Tuesday.
- B. 2008 Painting – Management discussed the change in plans on painting the 700 building. Todd Grueninger of Certa Pro Painters has been contacted and the 500 building will be painted. Jack Dodd stopped the planned painting as the siding was replaced on the building five years ago and it doesn't need to be re-painted. The Board reviewed and approved a bid Todd submitted to replace old wood and paint the 1300 garage door frame areas. Total cost for this work is \$445.00.
- C. Installation of Guards: Management discussed the revised bid from contractor Mike Gehrich of Gutter Tech. He submitted a bid using the "Leaf Relief" gutter guards on buildings 500 and 700 and the 1300 garage at a total cost of \$3,625.00 which is under the bids submitted by Deer Park Roofing and Ameridian. Moe Trabout suggested that the association look into the cost of installing gutter brushes before going to the expense of putting on the gutter guards. Management will get prices on the gutter brushes and include them with the May management report.
- D. Installation of Hand Railing: Board members discussed the installation of railings in the following areas
 - 1. By the step near the corner of unit 1103– all unanimously agreed
 - 2. By the step near unit 1004 – all unanimously agreed
 - 3. By the entire mailbox platform and the steps by 101 – Four members voted for the railings on the steps. Two members voted against the railings on the steps.
- E. Installation of a drainage basin by unit 1103 Shakerdale: Management is still waiting for additional bids on the drainage correction at 1102/1103 Shakerdale.
- F. Additional mulching in front of the units: Russ Uckotter discussed the additional bid Thornton's presented to mulch in front of the units. (The unit owners have been responsible in the past.) Russ pointed out that at a cost of \$1,550.00 it would be broken out to only around \$32.00 per unit and would improve the overall appearance of the community considerably. After some discussion, Moe Trabout moved that the additional mulching be approved. Russ Uckotter seconded the motion. The motion passed by a unanimous vote.

VII. New Business:

- A. Communication: Russ Uckotter discussed the need for to increase the lines of communication between all Board members. In some instances, issues were being addressed but not shared with the entire Board. It was agreed that management would take a proactive role in e-mailing everyone when issues arise or the need to make a decision with the Board President is done.
- B. Landscape Committee: Russ Uckotter suggested that a Landscape Committee be formed to plant flowers in the common area each year. He suggested that the committee be given a \$200.00 budget. Everyone agreed that this was a great idea. Jack Dodd moved that the Committee be formed. Russ Uckotter seconded the motion. The motion passed by unanimous vote.

VIII. Next Meeting Date: The next meeting of the Board is scheduled for May 12, 2008 at 7:00 p.m.

IX. Adjournment: The meeting adjourned at 9:00 p.m. as there was no further business to discuss.