

**MEETING MINUTES OF THE  
Montgomery Meadows HOA  
February 22, 2010**

**CALL TO ORDER:**

The meeting was called to order at 7:00pm by Board President, Russ Uckotter

**ATTENDANCE:**

Russ Uckotter, Thelma Bikulcius, Brian Dwyer, Moe Trabout, and John Britton were present from the Board. Jack Dodd and Julie Harland were absent with notice.

**APPROVAL OF MINUTES:**

A motion was made by Moe Trabout and seconded by Brian Dwyer to approve the minutes of the Board meeting held on January 25, 2010. Motion carried.

**AGENDA:**

1. HIGH WATER BILL – The November–December '09 invoice showed usage up 37%. Year-to-date versus last year up 31%. It was agreed Nu-Vision to contact a plumber to explore the possibility of a leak in the main. Also to explore the ability to track usage online instead of waiting for three months to get the next quarterly billing. Also investigate GCWW's policy of notifying users when water usage suddenly spikes.
2. SNOW REMOVAL – The current fiscal year budget is \$6,000, however because of the bad winter we have already spent \$10,000 through February 20<sup>th</sup>. (There were five storms requiring snow removal in February.) Thornton's crew has damaged some of the curbs with their plows. Nu-Vision to discuss with them the repair.
3. TERMITES – The inspection of the property showed evidence of termites, but no substantial proof that they are live colonies. In the spring, if they swarm the Board agreed to review spot treatment options. If they do not swarm, Board decided to treat the entire property starting Spring 2011 and spread the cost over twenty-four months/three fiscal budget years. Board also agreed to explore other vendors to secure competitive bids.
4. RESERVE ACCOUNT – The new account was established for the Association. Board to explore online management capabilities for this account; interest rates earned; any other account features.
5. FRONT STOOP REPLACEMENT - Evaluate stoop replacement of 1102, 301, and seven other original stoops that are still in place. The Board is awaiting a bid for replacing the stoop for 603.
6. COUPON BOOKS – Explore what percentage of homeowners use the coupon books. With electronic payments growing, the Board surmised coupon books may soon be obsolete.

7. WEBSITE STATUS – The core infrastructure of the site is completed. Now in-process of scanning all the old meeting minutes to create PDFs. Website is now live: <http://www.MMHOA.COM>

**NEXT MEETING DATE:** Monday, March 22, 2010 – John Britton’s (1306 Shakerdale)

**ADJOURNMENT:**

With no further business to come before the Board, the meeting was adjourned at 8:45pm