

MEETING MINUTES OF THE Montgomery Meadows HOA August 17, 2009

CALL TO ORDER

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

ATTENDANCE

Julie Harland, Russ Uckotter, Moe Trabout, Brian Dwyer, Jack Dodd, Thelma Bikulcius and John Britton were present from the Board. Mark Weinberg was present from Nu-Vision Property Management.

APPROVAL OF MINUTES

A motion was made by John Britton and seconded by Julie Harland to approve the minutes of the Board meeting held on July 27, 2009. Motion carried.

FINANCIAL REPORT

The Association had total fee income of \$9,675.00 for July. Fee income year to date was \$68,050.00. The year to date budget amount was \$70,735.00. The year to date income variance was \$2,685.00 less income than budgeted. Actual expenses for July were \$18,531.75 and \$74,739.00 year to date. The year to date expense budget was \$72,073.00 creating a variance of \$2,666.00 more expenses than budgeted. \$1,500.00 to replace the garage doors will be reallocated from Maintenance Expense to Reserves. Net cash drain through July was \$6,689.00 versus a budgeted cash drain of \$1,338.00 resulting in the Association being \$5,351 over budget through July. The total for the reserves year to date was \$72,271.58, of which \$34,679.99 has been collected in 2009.

OLD BUSINESS

- 502 Garage Door – The Board approved the replacement of the two damaged panels by AE Door for \$437.00
- Scoping Sewer Lines – Waiting for letter from Midwest Plumbing for Board's review.
- Reserve Spreadsheets – In progress.
- 1300 Painting – A motion was made by Russ Uckotter and seconded by Julie Harland to accept the proposal from Certa Pro to paint the 1300 building contingent upon changing the color of the shake siding to a clay earth tone at 1303, insuring the garage doors are not painted-only the wood trim, and the price not changing. Motion approved 5 to 2 opposing. Motion carried.
- Concrete 603 Stoop – Jaco Waterproofing inspected the stoop area and recommended replacing the stoop for a cost of \$3,180. The Board requested Management to obtain a price from Affordable Excavating.
- Gutter Guard Bids – The Board requested Management to get a bid from Deer Park Roofing. Russ Uckotter, John Britton, and Moe Trabout would make the final decision on this bid and Ameridian's bid.
- Fall Walkthrough – The Fall Walkthrough will take place on September 17th at 4:00 pm.

NEW BUSINESS

- Gutter Cleaning – The Board approved a community gutter/downspout cleaning by Nu Vision Maintenance some time in December.
- 402 Foundation Repair Request – The Board did not feel a repair was required at this time.

EXECUTIVE SESSION

- Delinquencies – Total delinquencies for operating assessments as of 07/31 were \$9,482.500 and \$6,731.67 for the Special Reserves.
- Rules & Regulations Consolidation – The committee is continuing the process of gathering all the editions of the rules and regulations through the years and consolidating the information.

ADJOURNMENT

The meeting was adjourned at 8:35 pm.

PS. Please contact Mike Albl at 513-891-5545 if you need to have bulbs replaced in your exterior lights.