

**MEETING MINUTES OF THE
Montgomery Meadows HOA
July 27, 2009**

CALL TO ORDER

The meeting was called to order at 7:05 pm by Board President Russ Uckotter.

ATTENDANCE

Julie Harland, Russ Uckotter, Moe Trabout, Brian Dwyer, and Jack Dodd, were present from the Board. Thelma Bikulcius and John Britton were absent without notice. Mark Weinberg was present from Nu-Vision Property Management.

APPOINTMENT OF OFFICERS

A motion was made by Brian Dwyer and seconded by Moe Trabout to appoint Russ Uckotter, President, Moe Trabout, Vice President, and Thelma Bikulcius, Secretary-Treasurer of the 2009-2010 Board. Motion carried.

APPROVAL OF MINUTES

A motion was made by Julie Harland and seconded by Jack Dodd to approve the minutes of the Board meeting held on May 18, 2009 as corrected. Motion carried with one abstention.

FINANCIAL REPORT

The Association had total income of \$14,117.90 for June. Income year to date is \$68,565.00 including the insurance funds. The year to date budget amount was \$60,630.00 not including the insurance funds. The year to date income variance excluding the insurance funds was \$2,065.00 less income than budgeted. Actual expenses for June were \$11,866.37 and \$58,252.00 year to date. The year to date expense budget was \$57,159.00 creating a variance of \$1,093.00 more expenses than budgeted (excluding the \$9,877.00 paid for the sewer backup). Net cash flow through June was \$436.00 versus a budgeted cash flow of \$3,471.00 resulting in the Association being \$3,035 over budget through June. The total for the reserves year to date was \$66,141.22, of which \$29,414.99 has been collected in 2009.

OLD BUSINESS

- Garage Numbers – Completed
- 900 Garage Doors – The three garage doors have been replaced.
- Sewer Backup – The letters were sent out by the Association's attorney to the four affected owners.
- New Termite Program – The Board reviewed the Termidor Barrier Treatment Program of Permakil Pest Control. Permakil will do annual inspections of the exterior and interior, provided they are given access to the interiors by the owners. A report will be given to the Board. The report will note if termites are present and need to be treated as well as the treatment cost. Permakil will not charge for the inspections if they do the treatment. There will be a charge for inspections if another company does the treatments. There is a ten year manufacturer's warranty with Termidor. A motion was made by Brian Dwyer and seconded by Moe Trabout to enroll in Permakil's termite program. Motion carried.

- Scoping Sewer Lines – The Board requested Management to obtain the following information from Midwest Plumbing on scoping the sewer lines – 1. How often should the lines be scoped? 2. Do they have to use the floor drain to enter the sewer lines? 3. How is the sewer line scoped that is located beyond the building perimeter?
- Reserve Spreadsheets – The reserve spreadsheets have been updated with projected funding for future years by Brian Dwyer. Management will also attempt to reconstruct a history of previous capital expenditures to determine when additional expenditures will be needed.

NEW BUSINESS

- 1300 Painting – On hold.
- Concrete Replacements – A motion was made by Brian Dwyer and seconded by Russ Uckotter to approve the proposals from Affordable Excavation to replace the concrete in front of 103, 200, 303, and 902 for a cost of \$2,819.00. Motion carried. The Board also requested Management to contact a few waterproofing companies to look at 603 Shakertown where some water is entering the unit behind the front stoop.
- Drainage Repairs/Allen Block Wall – A motion was made by Brian Dwyer and seconded by Russ Uckotter to approve the Affordable Excavation bid to repair the drainage problem in front of the 1000 garages for a cost of \$1,587.00 plus \$300.00 to repair the Allen Block wall next to the 1300 garages. Motion carried
- Landscape Proposals – The repair work behind the 1300 building has been completed. A motion was made by Jack Dodd and approved by Russ Uckotter to approve the bid from Thornton's to install a total of seven forsythia, ninebark, and knockout roses. Motion carried for a cost of \$446.26. Motion carried.
- Gutter/Downspout Repairs and Gutter Guards – Tabled until August meeting.
- Fall Walkthrough – The Board will do the Fall Walkthrough on a to be determined date in September.
- Meeting Date Change – The August Board meeting will be held on August 17th.

EXECUTIVE SESSION

- Delinquencies – Total delinquencies for operating assessments as of 06/30 were \$8,302.50 and \$5,150.00 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 9:36 pm.

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