

MEETING MINUTES OF THE Montgomery Meadows HOA October 26, 2009

CALL TO ORDER

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

ATTENDANCE

Russ Uckotter, Moe Trabout, Brian Dwyer, Jack Dodd, Thelma Bikulcius, Julie Harland, 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 Brian Dwyer and seconded by John Britton to approve the minutes of the Board meeting held on September 28, 2009 as corrected (Julie Harland was not present at the September meeting). Motion carried.

FINANCIAL REPORT

The Association had total fee income of \$9,460.00 for September. Fee income year to date was \$87,396.00. The year to date budget amount was \$90,945.00. The year to date income variance was \$3,549.00 less income than budgeted. Actual operating expenses for September were \$16,060.88 and \$96,163.86 year to date without the offsets. The year to date expense budget was \$89,442.00 creating a variance of \$6,721.86 more expenses than budgeted. Net cash drain through September was \$8,527.86 versus a budgeted cash flow of \$1,503.00 resulting in the Association being \$10,030.86 over budget through September. The total for the reserves year to date was \$58,805.83, of which \$38,209.97 has been collected in 2009. The Board is requesting Nu-Vision to set up a separate checking account and financial statements for all reserve transactions.

OLD BUSINESS

- 501 Garage Door – The original panels were painted and the replaced panels were also painted by Certa-Pro.
- Scoping Sewer Lines – Midwest Plumbing mailed letters to the owners of the end units stating inspections of the sewer lines would be conducted the week of November 9th.
- Concrete 603 Stoop – Andy has not received the cost from the concrete supplier to complete the bid to replace the stoop.
- Gutter Guard Bids – A motion was made by Russ Uckotter and seconded by Thelma Bikulcius to pay Gutter Tech for the installation of the gutter guards previously approved by the Board. Motion carried..
- Fall Walkthrough - Management will send the walkthrough report to the Board.
- Painting – A motion was made by Julie Harland and seconded by Russ Uckotter to pay Certa Pro for the painting of the 1300 building contingent upon:
 1. Paint a missed section of gable trim.
 2. Help owner of 1304 to open windows.
 3. Inform Certa-Pro that painter should not have to pay for accidently broken patio table at 1303.Motion carried.

- Improvement Application – A motion was made by Russ Uckotter and seconded by John Britton to approve the application to install a storm door at 302 with the approved windows. Motion carried with one abstention.
- Railing Request – Eric is to check to see if there are railings in the Association’s garage. Management will inform the owner it is her responsibility to pay for the installation.
- 2010 Budget – The following motions were made regarding the 2010 budget:
 1. By Russ Uckotter and seconded by Jack Dodd to keep the monthly Association fee at \$215.00 per month and the special reserve assessment at \$1,000.00 per year. Motion carried.
 2. By Julie Harland and seconded by John Britton to retain Thornton’s Landscaping for 2010 and 2011. Motion carried.
 3. By John Britton and seconded by Jack Dodd to renew the Nu-Vision management contract at \$12.25 per unit per month and switch to bi-monthly meetings beginning in January, 2010. Motion carried.

NEW BUSINESS

- Plumbing Services – At a previous meeting, Russ Uckotter informed the Board another Association contracted with a plumber to make interior repairs to units (leaking toilets, sinks, etc.). The Association is claiming to have substantially reduced the water bills. The Board was asked to consider a similar program for Montgomery Meadows.
- Arborist – Steve lake from Bartlett Tree Service will be at Montgomery Meadows to give a general assessment regarding the conditions of the trees and make recommendations.

EXECUTIVE SESSION

- Delinquencies – Total delinquencies for operating assessments as of 09/30 were \$3,937.50 and \$4,380.02 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 9:20 pm.

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