

MEETING MINUTES OF THE Montgomery Meadows HOA September 28, 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 and John Britton were present from the Board. Julie Harland was absent with notice. Mark Weinberg was present from Nu-Vision Property Management.

APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes of the Board meeting held on September 28, 2009 as written. Motion carried.

FINANCIAL REPORT

The Association had total fee income of \$9,886.00 for August. Fee income year to date was \$77,936.00. The year to date budget amount was \$80,840.00. The year to date income variance was \$2,904.00 less income than budgeted. Actual operating expenses for August were \$7,853.04 and \$83,051.01 year to date without the offsets. The year to date expense budget was \$81,312.00 creating a variance of \$1,739.01 more expenses than budgeted. Net cash drain through August was \$1,879.71 versus a budgeted cash drain of \$472.00 resulting in the Association being \$1,407.71 over budget through August. The total for the reserves year to date was \$73,703.19, of which \$36,111.64 has been collected in 2009.

OLD BUSINESS

- 502 Garage Door – The panels were replaced. However, it appears the replaced panels were the wrong color. Management will check with AE Door.
- Scoping Sewer Lines – The Board agreed to concentrate on inspecting both end units on each building. Management will direct Midwest Plumbing to send those letters out first.
- Reserve Spreadsheets – In progress.
- Concrete 603 Stoop – The Board was informed Management is waiting for the bid from Affordable Excavating.
- Gutter Guard Bids – The Board reviewed proposals from Deer Park Roofing and Gutter Tech. The Board approved the proposal from Gutter Tech to install gutter guards on the 300,400, 600, and 700 buildings.
- Fall Walkthrough - The walkthrough took place on September 17th.

NEW BUSINESS

- Railing Request – The owner of 1102 requested the installation of a railing as she was pregnant and was concerned about falling. The Board was going to check to see if there was spare railing material that could be used to make a railing for the owner.
- 2010 Budget – Management informed the Board that work had begun to draft a proposed budget for 2010.
- Thank You – The Board want to thank all owners/residents who helped out and continue to volunteer their time with the beautification of Montgomery Meadows by planting flowers and other landscape projects in the community. The Board would also like to thank Mike Albl for volunteering to replace burned out light bulbs.

EXECUTIVE SESSION

- Delinquencies – Total delinquencies for operating assessments as of 08/31 were \$9,922.50 and \$5,833.35 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.