

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
June 23, 2007 MINUTES

I. Call to Order:

- Dr. Rugh called the meeting to order at 5:10 PM.

II. Attendance:

- Board Members: Debbie Wallace, Dr. Walter Rugh, Thelma Bikulcius, John Britton, Russ Uckotter, Moe Trabout and Jack Dodd were all present. There was a quorum.
- Residents Present: on the attached sign-in sheet
- Rich Hayden and Angel Ferry represented Nu-Vision Property Management.

III. Proof of Notice & Determination of Quorum:

There was a quorum.

IV. Previous Minutes were approved from 2006.

V. Financial Reports:

1. Rich reported the financial standings, and covered the recent items that are currently being bid out. Reserves are being funded and meeting budget, however these upcoming maintenance will be funded out of the reserves.

V. Old Business:

1. None

VI. New Business: All items mentioned by owners were resolved.

1. A resident of 603 Shakerdale asked: Can a shelter of some kind be added to protect the mailboxes from rain? Mail is getting wet the way is now so the mailboxes do need some kind of repair. Dr. Rugh explained that the Board realizes the many maintenance items need to be address, but they do have to determine the priority of them, and then perform the necessary repairs in order of priority.
2. Resident Jay Blount asked: Do we get a credit for non-used services in regards to Landscaping? Rich explained how services are paid when they are preformed.
3. Richard Hayden explained how Nu-Vision's work order program is in place for owners to call and report any needed repair that is covered by the Association. He went on to talk about companies that are used to correct these types of repairs – such as Ameridian for roof and gutter issues.
4. Resident Michelle Uckotter asked: Who determines mow cycle frequency? Richard Hayden answered that he and Shayler monitor the situation and make those decisions together. Mrs. Uckotter asked that they be sure to trim more frequently in the late summer, as the community can really start to look overgrown during that time of year.
5. Resiaent Ralph Bauman had mold cleaning concerns. Richard Hayden advised that the issue of cleaning roofs and mold/algae from buildings is one of the current bids that are before the Board. Ralph Bauman added that moles are also a concern. He was advised by several owners to use traps. It

was also added that Shaylers contract is up for review this fall. Mr. Bauman wanted to know what is being done about the replacement of trees that have been removed. Also, prior to walk in the spring he felt owners would like to know when the walk is taking place so any items they have can be on a list to observe. Richard Hayden said in the future on the spring walks we could send out a notice announcing when it will happen and have a form that could be returned prior to the walk that owners could fill out and send in to be added to a list of maintenance concerns that they have noticed.

6. Moe Trabout explained that the Board is trying to keep the fees below \$200/month to keep the resale value and marketability in as good of a position as possible, and the only way to do this is to realize that we have to prioritize issues, which means we won't be able to do everything that everyone wants exactly at the time they want it to be done.

VII. Election of Three (3) Board Members:

1. Dr. Rugh announced the current Board members and nominations were requested from the floor. There were no nominations from the floor. Nominations were closed. Dr. Rugh asked the new board member to stand and give an overview of why she would like to be on the Board.
2. Julie Harland stated that she has lived in the community for the past three years. She wants to keep the community as nice as possible and learn about the repair history and just the history in general about Montgomery Meadows.
3. By Acclimation the voting was closed as there were three positions to be filled, and only three owners running for the board. Dr. Rugh welcomed Julie Harland as the newest board member, and thanked John Britton and Thelma Bikulcius for returning to the Board for a new term.

VIII. Parking Lottery:

1. Ballots were collected and added to those mailed to Nu-Vision, then Jack Dodd pulled them out of a folder one by one naming the winners:
 - A. Space goes to Thelma Bikulcius
 - B. Space goes to Wally Campbell
 - C. Space goes to John Britton

IX. Closing Statements

- Dr. Rugh delivered his closing comments that covered topics such as the Boards thoughts behind how to budget for repairs. Nu-Vision came on board in January of 2007 and the Board has been pleased with that decision. The Board has general concerns about which items for repairs need addressed first, but they are doing the best they can make the best decisions for the community.
- Dr. Rugh was presented with a gift from the residents who thanked him for his years of service on the Board.

X. Adjournment

- With no other issues to discuss, the meeting was adjourned at 5:40 PM. John Britton made the motion, Debbie Wallace seconded the motion, and the Board agreed to adjourn.



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PROPERTY
MANAGEMENT
SPECIALIST

Property Management, Inc.

Montgomery Meadows Homeowners Association's 2007 ANNUAL MEETING

Dear Montgomery Meadows Homeowner,

The 2007 Annual Meeting for the Montgomery Meadows Homeowners Association will be held on:

Date: Saturday, June 23rd, 2007 Time: 5:00 P.M.
Location: The Common Lawn Area near the 100, 200, & 300 Buildings
Under the big Oak Tree

The Annual meeting is held for the primary purpose of reviewing the status of Montgomery Meadows accomplishments, future plans and financials. Also, we will be electing homeowner(s) to the Board of Directors. There are currently 3 position(s) available on the Board of Directors. If you are interested in running for a seat on the Board, please fill out the enclosed Letter Of Intent and return it to Nu-Vision Property Management, Inc., by Wednesday, June 20th, 2007.

If you are unable to attend this meeting, you may still participate in the decision making process. Enclosed is a proxy, which is used to assign your vote to another Agent/Homeowner or the Board collectively. Place your Agent/Homeowner name in the space provided in the first paragraph on the Proxy Form. Fill in your name, address, and please sign the form. A signature space is provided. Your Agent/Homeowner will receive a ballot at the meeting and will make the selections at that time. **DO NOT** use the proxy if you will be attending the meeting.

At the bottom of the Proxy you'll also find the Parking Lottery Ticket. Please fill out the Lottery ticket and return it to Nu-Vision. The drawing for Lottery will take place at the Annual Meeting.

If you have any questions that you would like addressed at the Annual Meeting, please forward them in advance, via e-mail at nu-visionproperty@fuse.net or in writing to our office before Wednesday, June 20th, 2007. Mail questions to:

Montgomery Meadows Homeowners Association
c/o Nu-Vision Property Management
3501 Tylersville Rd., Suite B
Fairfield, OH 45011

Questions should be of general interest to the entire community. Questions received in writing prior to the meeting will be addressed initially. If time allows after the submitted questions are addressed, additional questions will be taken from the floor. Hope to see everyone at the meeting.

Thank You,

The Montgomery Meadows Homeowners Association Board
Richard Hayden, PMSD, Property Manager for Montgomery Meadows Homeowners Association

Montgomery Meadows Homeowners Association
2007 Annual Meeting
Proxy Form & Parking Lottery Ticket

Saturday, June 23rd, 2007 at 5:00 PM

To be held at
the Common Lawn Area near the 100, 200, and 300 Buildings
Under the big Oak Tree

If you are unable to attend this meeting, you may still participate in the decision making process. Complete this Proxy Form, which is used to assign your vote to another Agent/Homeowner or the Board collectively. Place your Agent/Homeowner name in the space provided in the first paragraph on the Proxy Form. Fill in your name, address, and please sign the form. A signature space is provided. Your Agent/Homeowner will receive a ballot at the meeting and will make the selections at that time. Do Not use this proxy if you will be attending the meeting.

I, the undersigned owner represent that I am unable to attend the 2007 Annual Meeting of the Montgomery Meadows Homeowners Association on June 23rd, 2006 at 5:00 p.m. and hereby appoint (Please print) _____ as my Agent/Homeowner in my name, place and stead, to vote as he/she sees fit on all business that may come before the meeting.

Signature of Owner

Name of Owner - Please Print

Address: _____

This Proxy must be returned to Nu-Vision Property Management by Wednesday, June 20th, 2007 to be considered in this election.

Montgomery Meadows Homeowners Association
c/o Nu-Vision Property Management, Inc.
3501 Tylersville Road, Suite B
Fairfield, Ohio 45011
Fax: (513) 892-8000

Proxy expires Saturday, June 23rd, 2007.

(Tear Here)

PARKING LOTTERY TICKET

To participate in the Lottery for the parking spaces near the entrance, be sure to mail this ticket back to Nu-Vision Property Management, Inc. by Wednesday, June 20th, 2007. Tickets will be drawn at the Annual Meeting on Saturday, June 23rd, 2007.

Name: _____ Address: _____

Phone: _____

Return to:

Nu-Vision Property Management, Inc., 3501 Tylersville Rd, Ste. B, Fairfield, Ohio 45011

Montgomery Meadows Homeowner Association

LETTER OF INTENT

The Board has three positions to fill. If you are interested in running for the Board of Directors, please complete this form and return it to Nu-Vision Property Management, Inc.

3501 Tylersville Rd, Ste. B, Fairfield, Ohio 45011

Or fax: (513)892-8900

Name: _____

Address: _____

City/State/Zip: _____

Are you the owner of the unit at the above address? Yes No

How Long Have You Lived In the Community? _____ Years

Experience/Background: _____

Why Do You Want To Serve On The Board?

MONTGOMERY MEADOWS HOA

2007 OPERATING BUDGET

INCOME:

Monthly Assessments: 47 units x \$195.00 x 12 months	\$109,980.00
Additional Funding of Reserves: 47 units x \$1000.00	\$ 47,000.00

TOTAL INCOME: **\$156,980.00**

EXPENSES:

Management Fee	\$ 7,896.00
Audit Fees	\$ 1,600.00
Legal Fees	\$ 1,000.00
Postage & Copies	\$ 2,000.00
Insurance	\$ 13,732.00
Miscellaneous	\$ 250.00
Property Taxes	\$ 50.00
Federal Income Taxes	\$ 300.00
Electricity	\$ 2,143.00
Water & Sewer	\$ 22,250.00
Building Maintenance	\$ 15,000.00
Landscape Services	\$ 23,000.00
Trash Removal	\$ 6,300.00
Snow Removal	\$ 4,500.00
Reserves	\$ 9,959.00
Additional Funding to Reserves	\$ 47,000.00

TOTAL EXPENSES: **\$156,980.00**

EXCESS RECEIPTS OVER DISBURSMENTS: **\$ 000.00**

The monthly homeowner fees for the year 2007 will remain at **\$195.00** per month per unit. The Board of Trustees approved additional funding to the reserve account effective January 1, 2007 of **\$1000.00** per unit for 2007.