

Agenda
2009 Annual Meeting
Montgomery Meadows Homeowner Association
June 20th, 2009
5:00 P.M. - 6:00 P.M.
Common Area in Front of 103 Shakerdale

- Call to Order
- Proof of Notice & Determination of Quorum
- Approval of Minutes from the 2008 Annual Meeting
- Report of Officers
- Committee Reports
 - Architectural/Landscape Committee
 - Finance Committee
- Old Business
- New Business

1300 Bldg. Sewer Backup

- Election of Two (2) Board Members
 - Selection of ballot monitors
 - Reading of Candidates
 - Nominations from the Floor
 - Vote
- Adjournment

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
June 21, 2008 MINUTES

I. Call to Order:

- John Britton called the meeting to order at 5:15 PM.

II. Attendance:

- Board Members: John Britton, Russ Uckotter, Moe Trabout, Jack Dodd and Julie Harland were all present. There was a quorum.
- Residents Present: on the attached sign-in sheet
- Rich Hayden, Pat Hayden and Marj Grandeury represented Nu-Vision Property Management.

III. Proof of Notice & Determination of Quorum: It was determined that there was a quorum.

IV. Previous Minutes: John Britton gave everyone time to review the previous years Annual Meeting Minutes from June 23, 2007. Russ Uckotter moved that the minutes be approved as written. Julie Harland seconded the motion. The motion passed by unanimous vote.

V. Reports:

- A. Presidents Report: John Britton gave a brief report regarding the accomplishments in the community. Black top re-surfacing is continuing and the Board is keeping a watchful eye on the Reserves and planning for replacements. The Board is trying to maintain a quality appearance of the aging buildings in the community and understand the importance of keeping everything looking nice. In addition, the Board has switched landscapers and is very happy with the current level of service.
- B. Landscape Committee: Russ Uckotter thanked all in the landscape committee for their help in planting flowers (both annuals and perennials). The committee is made up of the following members – Cynthia Albl, Bobbie Dodd, Charmaine Mamantov and Russ Uckotter.
- C. Management Report: 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:

- A. Lights in the community: Mr. Albl announced that he continues to replace burnt bulbs in the common area. He requested that he be called when an owner notices a light out.

VI. New Business:

- A. Financials: Brian Dwyer asked that the Financials be mailed with the meeting minutes each month. He also asked if the Reserves were being properly funded and was assured by Board President John Britton that they were carefully using the fees to keep the community in good financial shape.

VII. Election of Two (2) Board Members:

- A. John Britton announced the current Board members and nominations were requested from the floor. There were no nominations from the floor. Two of the three candidates introduced themselves. The third candidate was not in attendance. Nominations were closed and ballots were filled out by the membership. Christina Guggenberger and Ann Blankenhorn volunteered to tally the votes.

VIII. Parking Lottery:

1. Ballots were collected and added to those mailed to Nu-Vision, then three names were pulled them out of a folder one by one naming the winners:
 - A. Space goes to Christina Guggerberger
 - B. Space goes to
 - C. Space goes to

X. Adjournment

- With no other issues to discuss, the meeting was adjourned at 5:40 PM.

	A	B	C	D	E	F	G	H	I
1	MONTGOMERY MEADOWS YTD ACTUALS VS. YTD BUDGET THRU 12/31/08								
2				ACTUAL			BUDGET		VARIANCE
3	INCOME								
4									
5	ASSOC FEE			106808			109980		
6	RESERVE INCOME INSURANCE PY			1374					
7	RESERVE INCOME PY - TREE PEOPLE			2203					
8	NSF CHARGE			43					
9	LATE FEES			120					
10									
11	TOTAL INCOME			110548			109980		568
12									
13	EXPENSES								
14									
15	SNOW REMOVAL			5532			4500		
16	LANDSCAPE MAINT.			36606			23000		
17	MANAGEMENT FEES			6510			6486		
18	BLDG MAINT.			18815			15000		
19	INSURANCE			13650			13500		
20	PROPERTY TAX			24			21		
21	ELECTRIC			1801			2500		
22	WATER/SEWER			26466			22250		
23	PEST CONTROL			3041			2221		
24	TRASH REMOVAL			6170			6743		
25	POSTAGE/COPIES			830			1900		
26	ACCOUNTING/TAX			575			0		
27	LEGAL			2426			0		
28	BANK FEES			765			500		
29	MISC. ADMIN. EXP.			897			1400		
30	RESERVE FUNDING			6640			9959		
31									
32	TOTAL EXPENSES			130748			109980		-20768
33									
34	NET FLOW/DRAIN			-20200			0		-20200



Statement Period Date: 12/1/2008 - 12/31/2008

Account Type: Bus Savings
Account Number: 9021332755

MONTGOMERY MEADOWS HOMEOWNERS
ASSOCIATION INC
3501 TYLERVILLE RD SUITE B
HAMILTON OH 45011-8005



0

4728

Banking Center: Indian Springs
Banking Center Phone: 513-737-7533
Commercial Client Services: 1-800-589-5355
www.53.com



12/31/08 RESERVES

Account Summary - 9021332755

12/01	Beginning Balance	\$48,779.59	Interest Earned	\$4.03
2	Withdrawals / Debits	\$(1,998.71)	Number of Days in Period	31
4	Deposits / Credits	\$1,349.03	Interest Earned YTD	\$118.05
12/31	Ending Balance	\$48,129.91		

Withdrawals / Debits

2 items totaling \$1,998.71

Date	Amount	Description
12/08	1,997.00	5/3 ONLINE TRANSFER TO CK: XXXXXX9463 REF # 00134524806
12/11	1.71	SERVICE CHARGE

Deposits / Credits

4 items totaling \$1,349.03

Date	Amount	Description
12/04	250.00	DEPOSIT
12/24	265.00	DEPOSIT
12/29	830.00	5/3 ONLINE TRANSFER FROM CK: XXXXXX9463 REF # 00136858756
12/31	4.03	INTEREST

Daily Balance Summary

Date	Amount	Date	Amount	Date	Amount
12/04	49,029.59	12/11	47,030.88	12/29	48,125.88
12/08	47,032.59	12/24	47,295.88	12/31	48,129.91

FIFTH THIRD BANK IS PARTICIPATING IN THE FDIC'S TRANSACTION ACCOUNT GUARANTEE PROGRAM. NON-INTEREST BEARING TRANSACTION ACCOUNT FUNDS ARE FDIC INSURED IN FULL THROUGH 2009 IN ADDITION TO AND SEPARATE FROM THE COVERAGE AVAILABLE UNDER FDIC'S GENERAL DEPOSIT INSURANCE RULES. FUNDS SWEEPED TO AN INTEREST-BEARING OR NON-TRANSACTION ACCOUNT ARE NOT COVERED.

4

	A	B	C	D	E	F	G	H	I
1	MONTGOMERY MEADOWS YTD ACTUALS VS. YTD BUDGET THRU 05/31/09				ACTUAL		BUDGET		VARIANCE
2	INCOME								
3									
4									
5	ASSOC FEE				48075		50525		-2450
6	NSF CHARGE				0				
7	INSURANCE REIMBURSEMENT				10000				
8	LATE FEES				45				
9									
10	TOTAL INCOME				58120		50525		7595
11									
12	EXPENSES								
13									
14	SNOW REMOVAL				4934		7184		
15	LANDSCAPE MAINT.				4580		7875		
16	MANAGEMENT FEES				2820		2820		
17	BLDG MAINT.				4935		3602		
18	INSURANCE				6893		5753		
19	PROPERTY TAX				14		24		
20	INSURANCE CLAIM				9878		0		
21	ELECTRIC				736		926		
22	WATER/SEWER				14156		16168		
23	PEST CONTROL				0		0		
24	TRASH REMOVAL				3393		2850		
25	POSTAGE/COPIES				362		400		
26	ACCOUNTING/TAX				1500		0		
27	TAX AND LICENSE				450		0		
28	LEGAL				675		1605		
29	BANK FEES				426		332		
30	NSF FEES				43		0		
31	MISC. ADMIN. EXP.				667		347		
32									
33	TOTAL EXPENSES				56462		49886		-6576
34									
35	NET FLOW/DRAIN				1658		639		1019

MONTGOMERY MEADOWS RESERVES

Montgomery Meadows Reserves MAY 2009	BEGINNING BALANCE AS Of 04/30/09	TRANSFER IN	TRANSFER OUT	ENDING BALANCE As of 05/31/09	Y-T-D WITHDRAWALS
Roofs - Buildings	\$8,156.72	\$0.00	\$0.00	\$8,156.72	\$0.00
Roofs - Garages	-\$1,216.93	\$0.00	\$0.00	-\$1,216.93	\$0.00
Front Stoops	-\$2,507.91	\$0.00	\$0.00	-\$2,507.91	\$0.00
Paving	-\$8,088.71	\$0.00	\$0.00	-\$8,088.71	\$0.00
Concrete Curbs	\$1,042.74	\$0.00	\$0.00	\$1,042.74	\$0.00
Sidewalks	-\$5,710.80	\$0.00	\$0.00	-\$5,710.80	\$0.00
Sealcoat	-\$8,589.55	\$0.00	\$0.00	-\$8,589.55	\$0.00
Tree/Shrubs Replacement	-\$2,180.80	\$0.00	\$0.00	-\$2,180.80	\$0.00
Windows & Doors	\$649.00	\$0.00	\$0.00	\$649.00	\$0.00
Mailbox Replacement	\$582.81	\$0.00	\$0.00	\$582.81	\$0.00
Retaining Walls	\$1,266.56	\$0.00	\$0.00	\$1,266.56	\$0.00
Siding Buildings	\$4,224.89	\$0.00	\$0.00	\$4,224.89	\$0.00
Siding Garages	\$1,379.19	\$0.00	\$0.00	\$1,379.19	\$0.00
Painting	-\$4,927.58	\$0.00	\$0.00	-\$4,927.58	\$0.00
Masonry	\$795.80	\$0.00	\$0.00	\$795.80	\$0.00
Stone Work	\$389.60	\$0.00	\$0.00	\$389.60	\$0.00
Storm Structures					
Catch Basins	\$440.89	\$0.00	\$0.00	\$440.89	\$0.00
Pipes & Drainage	-\$11,494.93	\$0.00	\$0.00	-\$11,494.93	\$7,365.00
Foundations	\$795.80	\$0.00	\$0.00	\$795.80	\$0.00
Building Lights	\$350.17	\$0.00	\$0.00	\$350.17	\$0.00
Signage	\$239.72	\$0.00	\$0.00	\$239.72	\$0.00
Termites	-\$9,856.64	\$0.00	\$0.00	-\$9,856.64	\$0.00
Shortfall for Operating	-\$17,302.45	\$0.00	\$0.00	-\$17,302.45	\$0.00
Special Reserves ending 12/07	\$44,910.00	\$0.00	\$0.00	\$44,910.00	\$0.00
Special Reserves Year 2008	\$46,500.91	\$0.00	\$0.00	\$46,500.91	\$0.00
Special Reserves Year 2009	\$25,384.99	\$0.00	\$0.00	\$25,384.99	\$0.00
Money Market Interest YTD	\$909.20	\$5.61	\$7.08	\$907.73	\$15.39
TOTAL	\$66,142.69	\$5.61	\$7.08	\$66,141.22	\$7,380.39
Fifth Third Bank MaxSaver Account	\$66,141.22				
Total Reserve	\$66,141.22				
\$7.08 Service Charge for May 2009					

Montgomery Meadows Homeowner Association

LETTER OF INTENT

The Board has two 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. A, Fairfield, Ohio 45011

Or fax: (513)892-8900

Name: Russ Uckert

Address: 303 Shakerdale

City/State/Zip: Cinti Ohio 45242

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

How Long Have You Lived In the Community? 4 Years

Experience/Background: BOARD MEMBER last 3 years, current
President. instrumental in creating Landscape Comm.,
Hiding Thornton Landscape Comm., Replacing Shaker
Creek Landscaping, in process of clarification on documents
Other: Member Cincinnati Board of Realtors, served on
Board of Directors, chaired Budget/finance, Prof. Stds &
Arbitration

Why Do You Want To Serve On The Board?
It's fun & I would like to continue on the Board
to increase our appearance & property values while
maintaining good stewardship of our funds/assessments

ATTN: MARK WEINBERG

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3501 Tylersville Rd, Ste. A, Fairfield, Ohio 45011
Or fax: (513)892-8900

Name: M. TRABOUT

Address: 103 SHAKERDALE

City/State/Zip: Cen. 45242

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

How Long Have You Lived In the Community? 10 Years

Experience/Background: ON BOARD 9 OUT OF 10 YEARS.

- COLLEGE DEGREE (BUSINESS ADMINISTRATION)

- OWNER OF RENTAL PROPERTY

- PROPERTY REHAB EXPERIENCE

Why Do You Want To Serve On The Board?

TO CONTINUE TO CONTRIBUTE MY EXPERTISE

AND HELP THE ASSOCIATION TO OPERATE AS

EFFICIENTLY AS WE HAVE IN THE PAST 9-YEARS