

**MEETING MINUTES OF THE
Montgomery Meadows HOA
November 10, 2008**

There will be no scheduled meeting in December.

CALL TO ORDER

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

ATTENDANCE

Julie Harland, Thelma Bikulcius, Russ Uckotter, Jack Dodd, Moe Trabant, Brian Dwyer, and John Britton were present from the Board. Owner Ralph Bauman was also present. Mark Weinberg was present from Nu-Vision Property Management.

APPROVAL OF MINUTES

A motion was made by Brian Dwyer and seconded by Russ Uckotter to approve the minutes of the Board meeting held on October 13, 2008 as corrected. Motion carried.

FINANCIAL REPORT

As of October 31, 2008, the Association had total income of \$93,078 for the year and a budget amount of \$91,650 which was \$1,428 better than budget. Actual YTD expenses through October 31st were \$108,019 and a budget amount of \$98,529 which was \$9,490 over budget resulting in a net cash drain of \$8,062. The difference is primarily due to higher than budgeted expenses in landscaping, water, and legal. The total for the reserves through October was \$47,034.77. A motion was made by Julie Harland and seconded by John Britton to approve the October financials as presented. Motion carried.

OLD BUSINESS

- Gutter Toppers – The gutter toppers for the 400 building (401-402) will be ordered and installed when received.
- 1102/1103 Drain Repairs – The proposal from Affordable Excavating to install a new drain and two catch basins around the foundations of both units for a cost of \$1,877.00 and previously approved had not yet begun as of November 10th. The contractor said it would probably be one or two weeks to begin the work and a few days to complete the job.
- 603 Stoop Repair – The Board agreed to have a diverter/reflector installed on the roof above the entrance and look into using caulk and epoxy injections where the stoop meets the foundation. Management will check with some foundation companies regarding the epoxy injections.
- 1301 Garage Repair – A motion was made by Moe Trabant and seconded by Thelma Bikulcius to use Dan the Tile Man to replace the drywall damaged from roof leaks. The cost is not to exceed \$700 for labor plus an additional cost for materials. Motion carried.

- 2009 Budget – After careful review by the Board, a motion was made by Moe Trabant and seconded by Jack Dodd to increase the monthly operating assessment from \$195 per month to \$215 per month beginning January 1, 2009. Motion carried. A motion was also made by Russ Uckotter and seconded by John Britton to keep the reserve special assessment at \$1,000 per unit per year. Motion carried. A third motion was made by Russ Uckotter and seconded by Moe Trabant to accept the contract from Rumpke to continue trash removal services for 2009. Motion carried.
- Stop Signs – Moe Trabant reported the fallen stop sign was re-installed before decisions were made to relocate it. Management did not write a work order to re-install the stop sign and will investigate who authorized its re-installation.

NEW BUSINESS

- Work Order Review – The Board is requesting the property manager to review all work orders prior to their delegation to maintain more control as to what is being done.
- Executive Session – The Board requested management to add the category of Executive Session to the meeting agenda.
- Revised Rules and Regulations – The Board approved Brian Dwyer's request to consolidate all versions of the Rules and Regulations into one updated version. Julie Hardin will work with Brian on the Rules Committee to do the consolidation.
- Web Site – The Board approved the creation of a web site. This project will be headed by Brian Dwyer.

ADJOURNMENT

The meeting was adjourned at 9:35 pm.