

**Western Gales Home Owners Association  
Monthly Meeting Minutes  
January 13, 2005**

The meeting was held in the women's card room at Fox Meadows Club house and was called to order at 7:50 PM

**Attending:**

Dick Nyzen -- Board Member  
Steve Venezia -- Board Member  
Brian Tucker -- Board Member  
Jeff Scott -- Board Member

**Minutes:**

Minutes from last meeting were reviewed and noted that a spelling error in Art Poth's name:

**Officer Reports:**

Members were supplied copies of a trial balance and income & expense statements. A review of the distribution and receipt detail through 12/31/2004 was conducted.

Reviewed the status of all 2005 dues receipts and discussed plan for follow-up to residents of unpaid dues. Residents with unpaid dues on January 19, 2005 will receive a past due notice in the mail.

Dick Nyzen will contact Tom at First Merit about unpaid dues.

Jeff Scott agreed to send the 3 invoices for Jerry Salupo properties to J&M Salupo address as well as to the individual resident addresses.

**New Business:**

Determined to outline covenants and set specific guidelines during special meetings in January and February.

Jeff Scott motioned to contract M2 Management Group. Steve Venezia seconded the motion.

**MOTION:**

The board agrees to hire M2 Management Group, LLC. And to execute a contract following contract modifications regarding termination of service, monthly

neighborhood walk thru of covenant violations, resident notification and reporting to board members.

Adjournment:

The meeting adjourned at 9:00 PM.