

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
MONDAY, APRIL 10, 2000
MINUTES

- 1.) CALL TO ORDER: Rodge Gerhardt, Board President, called the meeting to order at 7:00 p.m.
- 2.) ATTENDANCE TAKEN: Board Members – Rodge Gerhardt, Amy Darrah, Jack Dodd, Debbie Wallace, Don Kindle and Maurice Trabout. Dave Robinson had an excused absence. Lisa Bloomer represented Management Plus Realty Service. Homeowners present Dr. Rugh of 805 and Mr. Darrah of 803. Homeowners present wanted to discuss the parking issue and landscaping improvements needed at the front of building 800.
- 3.) APPROVAL OF MINUTES OF MARCH 13, 2000: The Board of Trustees approved the Minutes of the March 13, 2000 Board of Trustees Meeting. A copy of these Minutes will be sent to all homeowners.
- 4.) MANAGEMENT REPORT: The management report was approved as presented in writing. Balance in the checking account as of 3/31/00 was \$76.67. Balance in the reserve account as of 3/31/00 was \$51,471.78. Two units have not paid the Special Assessment. The Board requested that Management Plus inform the two homeowners that if the account is not brought current by 5/15/2000 the Association will be forced to file liens. The homeowner would be responsible for any legal, lien and court costs. The Board also requested that Management Plus invite the past due homeowners to the next Board Meeting to discuss the past due accounts – if they were not paid. The Board approved the checks presented for payment.
- 5.) OLD BUSINESS:
 - a.) Replacement of shakes for Building 300: This work has been completed.
 - b.) Exterior Lighting: The Board agreed to narrow the decision making down by the next meeting. Mr. Gerhardt and Mr. Trabout will oversee this project.
 - c.) Welcome Handbook: Mrs. Darrah prepared a draft for the Board. The Board presented some changes for Mrs. Darrah to prepare another draft to be reviewed at the next Board Meeting.
 - d.) Garage Roof Replacements: No roofs are leaking at this time. Management Plus to solicit bids for summer for the replacement of the final garage roofs.
 - e.) Gutta Guards: They will be installed on building 300 and building 700 once the spring gutter cleaning has been done.

f.) Drainage work at 1300 Building: Management Plus is awaiting bid specifications from the engineer.

g.) Settling issue 100 Garage: No new report on this issue.

h.) Parking Violators: The Board continues to receive complaints about parking violators. The rules will be updated in the handbook and towing will begin if violations continue.

i.) Painting Colors: The Board can look at this item during the spring walk through.

j.) Screens for dryer vents, kitchen vents, chimneys, fireplaces, etc.: The maintenance, cleaning and repair of the dryer vents, kitchen vents, chimneys, fireplaces, etc. are the responsibility of the homeowner.

k.) Bids for Allen block wall installation by Building 1300: The Board will review this item during the spring walk through.

l.) Homestead Exemption: Mr. Gerhardt reported that a homeowner must have a maximum income of \$26,000.00 per year.

m.) Walk Through: It is scheduled for Saturday, April 29, 2000 at 9:00 a.m. The Board requested that Shayler Creek be invited to the walk through.

n.) No Outlet Sign: During the walk through the Board will review if they feel another sign should be installed.

o.) Legal Counsel invited to Board Meeting: The Board requested that Mrs. Bloomer contact Amy Ferguson to see if she could attend the June 2000 Board of Trustees Meeting.

6.) NEW BUSINESS:

a.) Landscaping Improvements for Building 800: The Board reviewed the recommendations and bid from Shayler Creek and agreed to proceed with the work.

b.) Landscaper: Spring rains have made it difficult to keep up with the weekly mowings. Mulching and bed clean up of the common area is scheduled for May 2000. Homeowners are responsible for the mulching, weeding, spring clean up, etc of the four-foot area around the unit.

- c.) Improvement Application Request Jack Dodd unit 701: Installation of garden window at side kitchen window. The Board approved for this work to be done by Better Home Products.
 - d.) *Newsletter: A discussion was held to have a newsletter. Ms. Darrah, and Mr. and Mrs. Kindle will begin working on the first newsletter.*
 - e.) Termites: Mr. Kindle requested that Mr. Bloomer get a bid for the treatment of termites with the Sentricon System for building 500. Unit 502 continues to have problems with termites.
 - f.) Parking Lottery: A lengthy discussion was held regarding whether the three parking spaces in the lottery are for one year or permanent for that owner. Most of the Board felt that the lottery parking spaces were only available for one year. This item will be investigated further.
 - g.) Mulching available for the homeowners: The Board requested that Management Plus check with Shayler Creek about mulching being available for the homeowners either this year or in the future so that the mulch in the community would be more consistent and hopefully less costly for the homeowners than buying individual bags.
 - h.) Directory: The Board requested that Management Plus supply the Board with an updated directory of the homeowners in the community. When the handbooks are sent out each homeowner will receive an updated homeowner directory.
- 7.) ADJOURNMENT: The meeting adjourned at 9:00 p.m. with no further business to discuss. Next Board Meeting Wednesday, May 10, 2000. The meeting will be held at the home of Mr. Dodd - 701.

Montgomery Meadows HOA
 GENERAL FUNDS STATEMENT
 Period: 03/01/00 to 03/31/00

Description	Current Period			Year-To-Date			Year	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
INCOME:								
06310	Assessment Income	8,360.00	8,225.00	135.00	26,935.00	24,675.00	2,260.00	98,700.00
06330	Special Assmt. Income	1,000.00	.00	1,000.00	37,125.00	47,000.00	(9,875.00)	47,000.00
06340	Late Fee Income	40.00	.00	40.00	90.00	.00	90.00	.00
06920	Misc. Income	25.00	.00	25.00	50.00	.00	50.00	.00
06930	Insurance reimbursement	410.00	.00	410.00	1,449.00	.00	1,449.00	.00
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	TOTAL INCOME:	9,835.00	8,225.00	1,610.00	65,649.00	71,675.00	(6,026.00)	145,700.00
EXPENSES:								
07010	Management Fees	587.50	587.00	(.50)	1,762.50	1,767.00	4.50	7,050.00
07140	Audit Fees	1,065.00	.00	(1,065.00)	1,065.00	.00	(1,065.00)	1,000.00
07160	Legal Fees	.00	54.00	54.00	165.00	162.00	(3.00)	650.00
07260	Postage & Copies	267.36	108.00	(159.36)	427.00	328.00	(99.00)	1,300.00
07280	Insurance General	602.10	625.00	22.90	1,801.30	1,875.00	73.70	7,500.00
07300	Miscellaneous General	.00	15.00	15.00	.00	45.00	45.00	180.00
07320	Property Tax	.00	.00	.00	26.32	50.00	23.68	50.00
07430	Federal Income Tax	220.00	75.00	(145.00)	220.00	75.00	(145.00)	75.00
08310	Insurance Claim	410.00	.00	(410.00)	410.00	.00	(410.00)	.00
08910	Electricity	131.62	133.00	1.38	433.87	403.00	(30.87)	1,600.00
08930	Water & Sewer	.00	.00	.00	3,584.67	3,625.00	40.33	14,500.00
09110	Building Maintenance	739.12	916.00	176.88	3,113.12	2,756.00	(357.12)	11,000.00
09610	Lawn Maintenance	1,763.15	2,083.00	319.85	1,763.15	6,253.00	4,489.85	25,000.00
09620	Landscape	.00	833.00	833.00	4,281.97	2,499.00	(1,782.97)	9,996.00
09700	Trash Removal	470.00	470.00	.00	1,410.00	1,410.00	.00	5,640.00
09800	Snow Removal	.00	.00	.00	3,377.00	3,000.00	(377.00)	3,000.00
09910	Reserves	1,680.00	1,679.00	(1.00)	5,040.00	5,037.00	(3.00)	20,155.00
09920	Reserves/Special Assmt.	2,825.00	.00	(2,825.00)	42,125.00	47,000.00	4,875.00	47,000.00
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	TOTAL EXPENSES:	10,760.85	7,578.00	(3,182.85)	71,005.90	76,285.00	5,279.10	155,696.00
	EXCESS RECPT OVER DISBSMT	(925.85)	647.00	(1,572.85)	(5,356.90)	(4,610.00)	(746.90)	(9,996.00)
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PREVIOUS BALANCE 01/31/00 \$ 1,002.52
 EXCESS RECPT OVER DISBSMT \$ (925.85)
 CASH IN BANK 03/31/00 \$ 76.67

Montgomery Meadows Reserve Summary
March 31, 2000

	Beginning Balance	Transfer In	Withdrawals	Ending Balance
General Fund:				
Roads	0.00	0.00		0.00
Sidewalks	0.00	0.00		0.00
Water/Sewer	0.00	0.00		0.00
Interest/Contingency	0.00	376.78		376.78
Tree Removal	0.00	0.00		0.00
Lighting	0.00	0.00		0.00
Total	0.00	376.78	0.00	376.78
Maintenance Fund:				
Paint	0.00	0.00		0.00
Siding	0.00	0.00		0.00
Building Services	0.00	0.00	551.20	(551.20)
Roof	7,841.20	1,680.00		9,521.20
Gutters	0.00	0.00		0.00
Special Assessment	39,300.00	2,825.00		42,125.00
Total	47,141.20	4,505.00	551.20	51,095.00
TOTALS:	47,141.20	4,881.78	551.20	51,471.78