

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

- 1.) CALL TO ORDER: Rodge Gerhardt, Board President, called the meeting to order at 7:15 p.m.
- 2.) ATTENDANCE TAKEN: Board Members – Rodge Gerhardt, Jack Dodd, Debbie Wallace, Don Kindle and Maurice Trabout. Amy Darrah was absent. Dave Robinson had an excused absence. Lisa Bloomer represented Management Plus Realty Service.
- 3.) APPROVAL OF MINUTES OF April 10, 2000: The Board of Trustees approved the Minutes of the April 10, 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 4/30/2000 was \$881.48. Balance in the reserve account as of 4/30/2000 was \$49,906.64. One unit is still past due and owes most of the Special Assessment. The homeowner was invited to attend the monthly Board Meeting to discuss this problem. The homeowner did not show up at the meeting. Next step is to file a lien. The homeowner would be responsible for any legal, lien and court costs. The Board approved the checks presented for payment.
- 5.) OLD BUSINESS:
 - a.) Exterior Lighting: The Board agreed that Mr. Gerhardt, Mr. Trabout and Mr. Dodd would make a decision on the new lighting within one week from the meeting.
 - b.) Welcome Handbook: The Board prepared more changes to the handbook. Mrs. Bloomer agreed to drop off these changes at the home of Mrs. Darrah.
 - c.) Garage Roof Replacements: A motion was made by Mr. Kindle to hire Molloy Roofing, seconded by Mrs. Wallace. All present were in favor, motion passed.
 - d.) Gutter Guards: They will be installed on building 300 and building 700 once the next gutter cleaning has been done.
 - e.) Drainage work at 1300 Building: Management Plus is awaiting bid specifications from the engineer.
 - f.) Settling issue 100 Garage: No new report on this issue.

g.) **Parking Violators:** The Board requested that Management Plus send out notice to the following parking violators: Unit 801, Unit 602, Unit 201 and Unit 302. A general reminder to all homeowners and residents of the community: Units are *only permitted two parking spaces*. Occupants of the community should not be parking in the visitor parking spaces. Garages are for the use of vehicles first – not storage. Only certain parking spaces are assigned for tandem parking. Vehicles should not block access to other units when parking tandem. All homeowners and residents of the community should review the parking rules to be sure that you are abiding by them. VISITOR PARKING IS JUST THAT – VISITOR PARKING – NOT FOR THE OCCUPANTS OF THE COMMUNITY.

h.) **Allen block wall installation by Building 1300:** The Board agreed to hire Shayler Creek Landscaping to remove timber wall by 1300 fireplug and install an allen block wall. This work to be completed July – September 2000.

i.) **Landscaping Improvements for Building 800:** The Board approved the work to be done at last months meeting. During the walk through the Board made some changes to the approved work.

j.) **Sign:** The Board approved Management Plus to purchase a sign that says: “Medical Office Building” with an arrow.

k.) **Newsletter:** Mr. Kindle will begin working on a newsletter.

l.) **Parking Lottery:** A lengthy discussion was held again 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. Ms. Wallace supplied the following information: In October 1995 three lottery parking spaces were assigned. At the 1996 Homeowners Meeting no mention was made to the lottery. At the 1997 Homeowners Meeting no mention was made of the lottery. At the May 1997 Homeowners Meeting one lottery parking space was awarded. At the October 1998 Homeowners Meeting one lottery parking space was awarded.

m.) **Gutter Replacements:** The Board agreed to table this decision until the bids are in on the 1300 Drainage Project.

n.) **Legal Counsel at Board Meeting:** Amy Ferguson is never available for a Monday Night Meeting. A different night will have to be chosen for the monthly Board Meeting. This item was tabled at this time. A discussion was held regarding the condition of the copies of the Declaration, By-laws, etc. The Board members will look at their copies to see who has the best copy to make copies from.

6.) NEW BUSINESS:

a.) Complaint from 702 Homeowner about work done by Better Home Products. The Board and Management Plus discussed this matter.

b.) How to serve the homeowners better: Homeowners that have questions and concerns should contact Management Plus. Homeowners should be using the maintenance request form or written notice to report any routine maintenance problems. The property manager for the community is Lisa Bloomer. Her administrative assistant is Judy Hauer. Harry Bloomer oversees the maintenance work in the community. Office phone number is 772-2570. Lisa Bloomer is ext. 12, Judy Hauer is ext.10, and Harry Bloomer is ext. 13. The fax number is 326-2554. Lisa and Harry can also be reached by E-mail: Lisa@mprs.net and Harry@mprs.net. The EMERGENCY PHONE NUMBER IS 618-8166.

c.) Maps: Mrs. Wallace made maps of the community. Thank you Debbie Wallace. These maps will be included in the handbooks.

7.) ADJOURNMENT: The meeting adjourned at 9:45 p.m. with no further business to discuss. Next Board Meeting Monday, June 12, 2000. The meeting will be held at the home of Mrs. Wallace - 802.

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
Period: 04/01/00 to 04/30/00

Description	Current Period			Year-To-Date			Year:	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
INCOME:								
06310	Assessment Income	7,860.00	8,225.00	(365.00)	34,795.00	32,900.00	1,895.00	98,700.00
06330	Special Assmt. Income	300.00	.00	300.00	37,425.00	47,000.00	(9,575.00)	47,000.00
06340	Late Fee Income	15.00	.00	15.00	105.00	.00	105.00	.00
06920	Misc. Income	.00	.00	.00	50.00	.00	50.00	.00
06930	Insurance reimbursement	.00	.00	.00	1,449.00	.00	1,449.00	.00
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TOTAL INCOME:		8,175.00	8,225.00	(50.00)	73,824.00	79,900.00	(6,076.00)	145,700.00
EXPENSES:								
07010	Management Fees	587.50	587.00	(.50)	2,350.00	2,354.00	4.00	7,050.00
07140	Audit Fees	.00	.00	.00	1,065.00	.00	(1,065.00)	1,000.00
07160	Legal Fees	15.00	54.00	39.00	180.00	216.00	36.00	650.00
07260	Postage & Copies	330.35	108.00	(222.35)	757.35	436.00	(321.35)	1,300.00
07280	Insurance General	978.10	625.00	(353.10)	2,779.40	2,500.00	(279.40)	7,500.00
07300	Miscellaneous General	115.00	15.00	(100.00)	115.00	60.00	(55.00)	180.00
07320	Property Tax	.00	.00	.00	26.32	50.00	23.68	50.00
07430	Federal Income Tax	.00	.00	.00	220.00	75.00	(145.00)	75.00
08310	Insurance Claim	.00	.00	.00	410.00	.00	(410.00)	.00
08910	Electricity	124.35	133.00	8.65	558.22	536.00	(22.22)	1,600.00
08930	Water & Sewer	2,442.10	3,625.00	1,182.90	6,026.77	7,250.00	1,223.23	14,500.00
09110	Building Maintenance	1,307.79	916.00	(391.79)	4,420.91	3,672.00	(748.91)	11,000.00
09610	Lawn Maintenance	.00	2,083.00	2,083.00	1,763.15	8,336.00	6,572.85	25,000.00
09620	Landscape	.00	833.00	833.00	4,281.97	3,332.00	(949.97)	9,996.00
09700	Trash Removal	470.00	470.00	.00	1,880.00	1,880.00	.00	5,640.00
09800	Snow Removal	.00	.00	.00	3,377.00	3,000.00	(377.00)	3,000.00
09910	Reserves	.00	1,679.00	1,679.00	5,040.00	6,716.00	1,676.00	20,155.00
09920	Reserves/Special Assmt.	1,000.00	.00	(1,000.00)	43,125.00	47,000.00	3,875.00	47,000.00
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TOTAL EXPENSES:		7,370.19	11,128.00	3,757.81	78,376.09	87,413.00	9,036.91	155,696.00
EXCESS RCPT OVER DISBSMT		804.81	(2,903.00)	3,707.81	(4,552.09)	(7,513.00)	2,960.91	(9,996.00)
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PREVIOUS BALANCE 03/31/00 \$ 76.67
EXCESS RCPT OVER DISBSMT \$ 804.81
CASH IN BANK 04/30/00 \$ 881.48

Montgomery Meadows Reserve Summary April 30, 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	376.78	0.00		376.78
Tree Removal	0.00	0.00	1,080.14	(1,080.14)
Lighting	0.00	0.00		0.00
Total	376.78	0.00	1,080.14	(703.36)
Maintenance Fund:				
Paint	0.00	0.00		0.00
Siding	0.00	0.00	1,485.00	(1,485.00)
Building Services	(551.20)	0.00		(551.20)
Roof	9,521.20	0.00		9,521.20
Gutters	0.00	0.00		0.00
Special Assessment	42,125.00	1,000.00		43,125.00
Total	51,095.00	1,000.00	1,485.00	50,610.00
TOTALS:	51,471.78	1,000.00	2,565.14	49,906.64