

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
MONDAY, JUNE 12, 2000
MINUTES

- 1.) CALL TO ORDER: Rodge Gerhardt, Board President, called the meeting to order at 7:06 p.m.
- 2.) ATTENDANCE TAKEN: Board Members – Rodge Gerhardt, Jack Dodd, Debbie Wallace, Amy Darrah and Maurice Trabout. Dave Robinson and Don Kindle had an excused absence. Lisa Bloomer represented Management Plus Realty Service.
- 3.) APPROVAL OF MINUTES OF May 10, 2000: The Board of Trustees approved the Minutes of the May 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 5/31/2000 was \$724.42. Balance in the reserve account as of 5/31/2000 was \$51,610.74. One unit is still past due and owes most of the Special Assessment. The Board authorized lien to be filed if account not brought current by June 30, 2000. The Board approved the checks presented for payment.
- 5.) OLD BUSINESS:
 - a.) Exterior Lighting: The Board approved a new lighting fixture for the community. Mr. Trabout will take care of ordering the fixture and having the lights installed.
 - b.) Welcome Handbook: Mrs. Darrah will give Mrs. Bloomer an updated copy. The Board will review updated copy.
 - c.) Garage Roof Replacements: This work is anticipated to be done after August 2000.
 - d.) Gutter Guards: Management Plus has been working on this project.
 - e.) Drainage work at 1300 Building: The Board was given a copy of the recommendations from the engineer. Mrs. Bloomer to invite engineer to attend next months meeting. Bids are being obtained for this work.
 - f.) Settling issue 100 Garage: No new report on this issue.
 - g.) Parking Violators: The Board once again discussed the violators of the parking regulations. Parking violating tags will be used prior to towing a vehicle. Mrs. Bloomer to look into Tow Company. 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: This work to be done late summer.

i.) Sod for Building 800: This work will be done in September 2000.

j.) Sign: The sign has been ordered.

k.) Newsletter: Nothing new to report.

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

6.) NEW BUSINESS:

a.) Satellite Dishes: Unit 901 wants to install dish. The Board requested that he get more information regarding the installation. Board looking into some other options.

b.) Bid from Davey Tree removal of spruce 1301: The Board approved this work. The Board also approved bid for treatment of spruces and hemlocks.

c.) Request from 901 to having parking space moved. The Board denied the request.

d.) Homeowner Cynthia Albl attended meeting to discuss many issues:

1.) Landscaping funds and improvements.

2.) Painting of front door to her unit.

3.) Spruce removal at 1301.

7.) ADJOURNMENT: The meeting adjourned at 9:00 p.m. with no further business to discuss. Next Board Meeting Monday, July 10, 2000. The meeting will be held at the home of Mrs. Darrah - 803.

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
Period: 05/01/00 to 05/31/00

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME:								
06310	Assessment Income	8,077.00	8,225.00	(148.00)	42,872.00	41,125.00	1,747.00	98,700.00
06330	Special Assmt. Income	1,237.00	.00	1,237.00	38,662.00	47,000.00	(8,338.00)	47,000.00
06340	Late Fee Income	15.00	.00	15.00	120.00	.00	120.00	.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:	9,329.00	8,225.00	1,104.00	83,153.00	88,125.00	(4,972.00)	145,700.00
EXPENSES:								
07010	Management Fees	587.50	587.00	(.50)	2,937.50	2,941.00	3.50	7,050.00
07140	Audit Fees	.00	.00	.00	1,065.00	.00	(1,065.00)	1,000.00
07160	Legal Fees	.00	54.00	54.00	180.00	270.00	90.00	650.00
07260	Postage & Copies	208.33	108.00	(100.33)	965.68	544.00	(421.68)	1,300.00
07280	Insurance General	602.10	625.00	22.90	3,381.50	3,125.00	(256.50)	7,500.00
07300	Miscellaneous General	.00	15.00	15.00	115.00	75.00	(40.00)	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	118.48	133.00	14.52	676.70	669.00	(7.70)	1,600.00
08930	Water & Sewer	.00	.00	.00	6,026.77	7,250.00	1,223.23	14,500.00
09010	Building Maintenance	613.35	916.00	302.65	5,034.26	4,588.00	(446.26)	11,000.00
09010	Lawn Maintenance	3,526.30	2,083.00	(1,443.30)	5,289.45	10,419.00	5,129.55	25,000.00
09620	Landscape	.00	833.00	833.00	4,281.97	4,165.00	(116.97)	9,996.00
09700	Trash Removal	470.00	470.00	.00	2,350.00	2,350.00	.00	5,640.00
09800	Snow Removal	.00	.00	.00	3,377.00	3,000.00	(377.00)	3,000.00
09910	Reserves	3,360.00	1,679.00	(1,681.00)	8,400.00	8,395.00	(5.00)	20,155.00
09920	Reserves/Special Assmt.	.00	.00	.00	43,125.00	47,000.00	3,875.00	47,000.00
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	TOTAL EXPENSES:	9,486.06	7,503.00	(1,983.06)	87,862.15	94,916.00	7,053.85	155,696.00
	EXCESS RECPT OVER DISBSMT	(157.06)	722.00	(879.06)	(4,709.15)	(6,791.00)	2,081.85	(9,996.00)
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PREVIOUS BALANCE 04/30/00 \$ 881.48
EXCESS RECPT OVER DISBSMT \$ (157.06)
CASH IN BANK 05/31/00 \$ 724.42

Montgomery Meadows Reserve Summary May 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	376.78	0.00		376.78
Tree Removal	(1,080.14)	1,680.00		599.86
Lighting	0.00	0.00		0.00
Total	(703.36)	1,680.00	0.00	976.64
Maintenance Fund:				
Paint	0.00	0.00		0.00
Siding	(1,485.00)	0.00		(1,485.00)
Building Services	(551.20)	1,680.00	1,340.90	(212.10)
Roof	9,521.20	0.00		9,521.20
Gutters	0.00	0.00	315.00	(315.00)
Special Assessment	43,125.00	0.00		43,125.00
Total	50,610.00	1,680.00	1,655.90	50,634.10
TOTALS:	49,906.64	3,360.00	1,655.90	51,610.74