

Next Board Meeting 9/11/2000.

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
MONDAY, JULY 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, Jack Dodd, Debbie Wallace, Amy Darrah and Maurice Trabout. Dave Robinson and Don Kindle had an excused absence. Steve Verssen represented Vertech Inc. Lisa Bloomer represented Management Plus Realty Service.
- 3.) APPROVAL OF MINUTES OF JUNE 12, 2000: The Board of Trustees approved the Minutes of the June 12, 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 6/30/2000 was \$864.41. Balance in the reserve account as of 6/30/2000 was \$54,664.69. The past due account of one of the homeowners has been turned over to the attorney for lien to be filed. The Board approved the checks presented for payment.
- 5.) OLD BUSINESS:
 - a.) Exterior Lighting: New lights are not in yet.
 - b.) Welcome Handbook: Mrs. Darrah needs to 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.) Drainage work at 1300 Building: The Board reviewed the bids with Steve Verssen from Vertech Inc. It was agreed that Harry Bloomer from Management Plus would work with the engineer and the contractors to refine the bids.
 - e.) Settling issue 100 Garage: Harry Bloomer and Steve Verssen will work with the contractors on refining the bids.
 - f.) Parking Violators: Many of the problems have improved. We do hope that homeowners will continue to abide by the rules of the community. VISITOR PARKING IS JUST THAT – VISITOR PARKING – NOT FOR THE OCCUPANTS OF THE COMMUNITY.

- g.) Allen block wall installation by Building 1300: This work to be done late summer.
 - h.) Sod for Building 800: This work will be done in September 2000.
 - i.) Sign: The new sign has been installed and it appears to be working.
 - j.) Newsletter: Nothing new to report.
 - k.) Gutter Replacements: The Board agreed to table this decision until the bids are in on the 1300 Drainage Project.
 - l.) Satellite Dishes: Nothing new to report.
- 6.) NEW BUSINESS:
- a.) Vines: The Board requested that Lisa Bloomer contact Davey Tree about this issue.
 - b.) Dead Trees: Additional dead trees are noted. Lisa Bloomer to contact Davey Tree for a bid.
 - c.) Article about Reserve Accounts: The Board agreed that Lisa Bloomer should include this article when sending out next set of minutes to homeowners.
 - d.) Homeowner of #901 Tom Bennie requested additional work to be done due to his unit has termites. Based upon information from the exterminator this additional work will not be done. Homeowner has contacted attorney about several matters. This matter has been turned over to the Association's attorney. The two attorneys will be addressing these issues.
 - e.) Improvement Application: Unit #202 James Applegate for painting exterior front door a different color. The Board will work with the homeowner on this issue. The Board would like Pete Witt Painting to help select a color. The expense would be the homeowners.
 - f.) Improvement Application: Unit #703 Nancy Baesel for the installation of a handrail. The Board approved.
- 7.) ADJOURNMENT: The meeting adjourned at 9:40 p.m. with no further business to discuss. Next Board Meeting Monday, August 14, 2000. The meeting will be held at the home of Mr. Gerhardt - 101.

MONTGOMERY MEADOWS HOA:

- 1.) DOES ANYONE HAVE ANY INTEREST IN DOING A QUARTERLY NEWSLETTER FOR THE COMMUNITY? IF SO, PLEASE CONTACT LISA BLOOMER AT 513-772-2570 EXT. 12, BY FAX AT 513-326-2554 OR BY E-MAIL LISA@MPRS.NET.
- 2.) A BIG THANKS TO MAURICE TRABOUT (103) AND HIS SON LEE TRABOUT ON THE NEW FRONT LIGHT FIXTURES.
- 3.) DON KINDLE (502) REQUESTED THAT IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING THE DIP TUBE LITIGATION CONTACT DON KINDLE AT 513-984-1128 OR DIP TUBE LITIGATION CLAIM ADMINISTRATOR P.O. BOX 9338 GARDEN CITY, NEW YORK 11530-9338.
- 4.) REMINDER WHEN SELLING YOUR UNIT: THE ASSOCIATION IS NOT A PARTY TO THE SALES AGREEMENT. IF YOUR BUYER REQUESTS EXTERIOR MAINTENANCE OR INTERIOR MAINTENANCE AS PART OF THE SALES AGREEMENT AND YOU AGREE TO IT – THIS COULD BE YOUR EXPENSE – NOT THE ASSOCIATION. THE ASSOCIATION IS NOT OBLIGATED TO REPAIR AND OR REPLACE ITEMS CONTINGENT UPON A SALE. IF YOU AGREE TO IT YOU AGREE TO PAY FOR IT – PLEASE KEEP THIS IN MIND. THE ASSOCIATION IS NOT OBLIGATED TO DO MAINTENANCE, REPAIR AND OR REPLACEMENT BY A CLOSING DATE.
- 5.) IF YOU NEED ROUTINE MAINTENANCE, PLEASE FILL OUT A MAINTENANCE REQUEST FORM AND RETURN IT TO MANAGEMENT PLUS.

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
Period: 06/01/00 to 06/30/00

Description	----- Current Period -----			----- Year-To-Date -----			Year:	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
INCOME:								
06310	Assessment Income	7,865.00	8,225.00	(360.00)	50,737.00	49,350.00	1,387.00	98,700.00
06330	Special Assmt. Income	.00	.00	.00	38,662.00	47,000.00	(8,338.00)	47,000.00
06340	Late Fee Income	.00	.00	.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:	7,865.00	8,225.00	(360.00)	91,018.00	96,350.00	(5,332.00)	145,700.00
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EXPENSES:								
07010	Management Fees	587.50	587.00	(.50)	3,525.00	3,528.00	3.00	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	324.00	144.00	650.00
07260	Postage & Copies	34.44	108.00	73.56	1,000.12	652.00	(348.12)	1,300.00
07280	Insurance General	602.10	625.00	22.90	3,983.60	3,750.00	(233.60)	7,500.00
07300	Miscellaneous General	.00	15.00	15.00	115.00	90.00	(25.00)	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	113.61	133.00	19.39	790.31	802.00	11.69	1,600.00
08930	Water & Sewer	.00	.00	.00	6,026.77	7,250.00	1,223.23	14,500.00
09110	Building Maintenance	937.21	916.00	(21.21)	5,971.47	5,504.00	(467.47)	11,000.00
09610	Lawn Maintenance	1,763.15	2,083.00	319.85	7,052.60	12,502.00	5,449.40	25,000.00
09620	Landscape	.00	833.00	833.00	4,281.97	4,998.00	716.03	9,996.00
09700	Trash Removal	470.00	470.00	.00	2,820.00	2,820.00	.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)	10,080.00	10,074.00	(6.00)	20,155.00
09920	Reserves/Special Assmt.	1,537.00	.00	(1,537.00)	44,662.00	47,000.00	2,338.00	47,000.00
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	TOTAL EXPENSES:	7,725.01	7,503.00	(222.01)	95,587.16	102,419.00	6,831.84	155,696.00
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	EXCESS RECPT OVER DISBSMT	139.99	722.00	(582.01)	(4,569.16)	(6,069.00)	1,499.84	(9,996.00)
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REVIIOUS BALANCE 05/31/00 \$ 724.42
EXCESS RECPT OVER DISBSMT \$ 139.99
ASH IN BANK 06/30/00 \$ 864.41