

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
MONDAY, SEPTEMBER 11, 2000
MINUTES

- 1.) CALL TO ORDER: Rodg Gerhardt called the meeting to order at 7:00 p.m.
- 2.) ATTENDANCE TAKEN: Board Members – Rodg Gerhardt, Jack Dodd, Debbie Wallace, Amy Darrah, Don Kindle, and Maurice Trabout. Dave Robinson had an excused absence. Lisa Bloomer represented Management Plus Realty Service. Homeowners present Nick Mehas and Tom Bennie. Gene Carroll attended to speak about reserve studies.
- 3.) APPROVAL OF MINUTES OF August 14, 2000: The Board of Trustees approved the Minutes of the August 14, 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 8/31/2000 was \$694.08. Balance in the reserve account as of 8/31/2000 was \$48,595.64. The unit owner that was past due on the Special Assessment has brought her account current. The lien will need to be released. The Board approved the checks presented for payment.
- 5.) OLD BUSINESS:
 - a.) Welcome Handbook: Mrs. Darrah will be giving Lisa Bloomer another draft. This draft will be sent to the Board for review and Lisa Bloomer will forward a copy to Amy Ferguson (the Association's attorney) for her to review.
 - b.) Garage Roof Replacements: Molloy Roofing has completed the project.
 - c.) Drainage/Downspout work at 1300 Building: Management Plus is still soliciting new bids. It was agreed to set up a meeting with the engineer, Management Plus and the Board so that a contractor could be hired. It was agreed to set up a meeting with the homeowners of building 1300, once the contractor has been hired.
 - d.) Settling issue 100 Garage: This item is tabled until the work has been completed at 1300 Building.
 - e.) Allen block wall installation by Building 1300: This work should be done this fall.
 - f.) Sod for Building 800: This work will be done in September 2000.

- g.) Newsletter: In the last set of Minutes Lisa Bloomer had put in a notice asking for volunteers. No one volunteered. ***Does anyone in the community have any interest in taking care of a quarterly newsletter? If so, please contact Mr. Gerhardt 101 or Management Plus.***
- h.) Gutter Replacements: The Board agreed to table this decision until the bids are in on the 1300 Drainage Project.
- i.) Budget: The Board will begin to work on the budget at the October Board Meeting. Mr. Gerhardt, Mr. Kindle and Mrs. Bloomer will meet prior to the October Board Meeting.
- j.) Update from 901 Tom Bennie: Mr. Bennie attended the meeting asking the Board to reconsider its decision of last month not to move his parking space. Once again the Board voted unanimously not to move his parking space. Mr. Bennie requested that the hemlocks be replaced that were removed due to termite treatments. The Board decided that new landscaping would be added where the two hemlocks were replaced. The type and timing would be based on recommendations from Shayler Creek Landscaping. Lisa Bloomer to confirm with Complete Pest Control the type and timing of landscaping replacements based on the recommendations from Shayler Creek Landscaping.
- k.) Selling your unit: Please keep in mind that the Association is not a party to your sales agreement. If any work is a contingency in your sales agreement you the seller are agreeing to pay for and have this work done. A homeowner cannot agree that the Association will do work contingent in your sales agreement. If your buyer wants work done and you agree to it (you agree to pay for it and take care of it). Be very careful in agreeing to take care of items that are not your responsibility or obligation. You as a homeowner cannot agree or authorize repairs, replacements or expenditures for the Association.
- l.) 1306 Improvement Application, work needed based on sales contract: Prior to the Meeting the Board did a voice vote and approved the waterproofing of the basement from Ball Basement Waterproofing Co. This expense is a homeowner expense. The Board did a voice vote so that the work could be done for a sale of a unit. At the Board Meeting the Board officially approved the improvement application.

- 6.) NEW BUSINESS:
- a.) Fencing/Landscaping: The Board has a brief discussion of whether to replace the hemlocks with hemlocks or another type of landscaping item or install fencing. The majority of the Board felt landscaping would be better than fencing. This is an item the Board may take to the community in a survey.
 - b.) Nick Mehas – Hemlocks: Mr. Mehas attended the meeting to discuss the poor job of trimming that was done by Shayler Creek Landscaping. The Board agreed to replace the hemlocks with some sort of landscaping. Lisa Bloomer to work at cost details with the landscaper. Mr. Mehas will not be financially responsible for the installation of the new landscaping. The type and timing will be addressed with the landscaper.
 - c.) Gene Carroll from Carroll Group, Inc. attended the meeting to discuss reserve studies. The Board decided not to proceed with this company.
 - d.) Complaints about Shayler Creek Landscaping: Recently, Management Plus has received some complaints about the services of Shayler Creek Landscaping. If you have any concerns or comments, please forward the written notice to Management Plus at 285 Northland Boulevard Cincinnati, Ohio 45246, by fax at 326-2554 or by e-mail at Lisa@mprs.net.
 - e.) Landscaping Bids: Management Plus notified the Board that services for next year from Shayler Creek have not increased. The Board requested that Management Plus get two more bids for landscaping services. Once the bids are received the Board will determine if Shayler Creek Landscaping will be returning for next year.
- 7.) ADJOURNMENT: The meeting adjourned at 9:30 p.m. with no further business to discuss. Next Board Meeting Monday, October 9, 2000. The meeting will be held at the home of Mr. Gerhardt - 101. If the Board hires a contractor to do the 1300 downspout work then the Board, Management Plus, Vertech Inc. and the contractor will meet with the homeowners of building 1300 at 5:00 p.m. on Wednesday, October 11, 2000.

MONTGOMERY MEADOWS HOA
GENERAL FUNDS STATEMENT
Period: 08/01/00 to 08/31/00

Description	Current Period			Year-To-Date			Yearl Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
06310 Assessment Income	7,127.00	8,225.00	(1,098.00)	67,444.00	65,800.00	1,644.00	98,700.00
06330 Special Assmt. Income	928.00	.00	928.00	40,615.00	47,000.00	(6,385.00)	47,000.00
06340 Late Fee Income	45.00	.00	45.00	210.00	.00	210.00	.00
06350 Legal Fees Reimbursement	200.00	.00	200.00	200.00	.00	200.00	.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
TOTAL INCOME:	8,300.00	8,225.00	75.00	109,968.00	112,800.00	(2,832.00)	145,700.00
EXPENSES:							
07010 Management Fees	587.50	587.00	(.50)	4,700.00	4,702.00	2.00	7,050.00
07140 Audit Fees	.00	.00	.00	1,065.00	.00	(1,065.00)	1,000.00
07160 Legal Fees	235.00	54.00	(181.00)	415.00	432.00	17.00	650.00
07260 Postage & Copies	7.24	108.00	100.76	1,256.40	868.00	(388.40)	1,300.00
07280 Insurance General	1,204.20	625.00	(579.20)	5,789.90	5,000.00	(789.90)	7,500.00
07300 Miscellaneous General	.00	15.00	15.00	115.00	120.00	5.00	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	114.11	133.00	18.89	1,012.05	1,068.00	55.95	1,600.00
08930 Water & Sewer	.00	.00	.00	10,621.92	10,875.00	253.08	14,500.00
09110 Building Maintenance	2,210.15	916.00	(1,294.15)	12,419.18	7,336.00	(5,083.18)	11,000.00
09610 Lawn Maintenance	1,763.15	2,083.00	319.85	13,097.72	16,664.00	3,566.28	25,000.00
09700 Trash Removal	470.00	470.00	.00	3,760.00	3,760.00	.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)	11,760.00	13,432.00	1,672.00	20,155.00
09920 Reserves/Special Assmt.	.00	.00	.00	44,662.00	47,000.00	2,338.00	47,000.00
TOTAL EXPENSES:	8,271.35	6,670.00	(1,601.35)	114,707.49	114,382.00	(325.49)	145,700.00
EXCESS RCPT OVER DISBSMT	28.65	1,555.00	(1,526.35)	(4,739.49)	(1,582.00)	(3,157.49)	.00

PREVIOUS BALANCE 07/31/00 \$ 665.43
EXCESS RCPT OVER DISBSMT \$ 28.65
CASH IN BANK 08/31/00 \$ 694.08

