

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF TRUSTEES MEETING**  
**MONDAY, OCTOBER 9, 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, and Don Kindle. Maurice Trabout and Dave Robinson had an excused absence. Lisa Bloomer and Harry Bloomer represented Management Plus Realty Service. Steve Verssen represented Vertech Inc.
- 3.) APPROVAL OF MINUTES OF September 11, 2000: The Board of Trustees approved the Minutes of the September 11, 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 9/30/2000 was \$1,492.41. Balance in the reserve account as of 9/30/2000 was \$32,440.82. The Board approved the checks presented for payment.
- 5.) OLD BUSINESS:
  - a.) Welcome Handbook: The draft will be sent to the attorney for review.
  - b.) Drainage/Downspout work at 1300 Building: Steve Verssen from Vertech and Harry Bloomer from Management Plus spoke about the bids, the project and presented samples of items for the Board to review. The Board agreed to hire Jeffrey Allen Corporation to do the drainage, downspout work and landscaping work. Better Home Products will install the larger gutters and downspouts. The Board has scheduled a meeting with the homeowners of building 1300 for Wednesday, October 11, 2000.
  - c.) Allan block wall installation by Building 1300: The job was not completed per the contract nor the installation guidelines published by Allan Block Retaining Wall Systems. These guidelines are available from the Allan Block supplier - Reading Rock Incorporated. Steve Verssen from Vertech Inc. and Harry Bloomer of Management Plus will meet with Shayler Creek Landscaping to review additional work that will need to be done by Shayler Creek Landscaping.
  - d.) Sod for Building 800: This work has been completed.

- e.) Newsletter: Amy Darrah and Lisa Bloomer agreed to give it a try. *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.*
- f.) Budget: The Board reviewed the information supplied from the finance committee (Rodg Gerhardt and Don Kindle). The Board discussed possible fee increase and/or special assessment. More details will be available before December 1, 2000. The Board will review the findings from the finance committee and this matter will be discussed further at the November Board Meeting.
- g.) Update from 901 Tom Bennie: Last month the Board voted unanimously not to approve the changing of Mr. Bennie's parking space. Notice was sent to Mr. Bennie and he contacted the Board again requesting that they change his parking space based upon a letter from the Department of Veterans Affairs stating that Mr. Bennie receives disability compensation for a service-connected disability rated at 30 percent or greater. The Board reviewed this letter and discussed the changing of his parking space. The Board agreed not to re-assign the parking space for Mr. Bennie. A motion was made by Jack Dodd, based upon advise of attorney not to re-assign the parking space for Mr. Bennie, seconded by Debbie Wallace. Motion passed with one no-vote by Amy Darrah.
- h.) Gutter Replacements: If anyone is having problems with your gutters or downspouts, please contact Management Plus using the Service Request Form. Management Plus will be taking care of the fall gutter cleaning in November 2000. If you need service before that time, please contact Management Plus using the Service Request Form.
- i.) Hemlocks: Lisa Bloomer supplied the Board with a bid from Shayler Creek Landscaping. The Board agreed to let homeowners decide which type of landscaping they wanted to use in this area.
- j.) Landscaping Improvements at 401: Shayler Creek Landscaping agreed to split the cost with the Association. The homeowner will be given the opportunity to decide what type of landscaping will be used to replace the hemlocks.
- k.) Landscaping Bids: The Board had requested that Management Plus get additional bids for landscaping services for 2001. Several bids were supplied for the Board to review. The Board agreed to table this item until the November 2000 Board Meeting.
- l.) Parking Rules and Lottery Parking Spaces: The Board held a discussion again about the lottery parking spaces, homeowners and residents

violating the parking rules. Violations include, but are not limited to, not parking in correct spots, parking in visitor spots, having too many vehicles, etc.

6.) NEW BUSINESS:

- a.) Walk Through: The fall walk through has been scheduled for Tuesday, October 24, 2000 at 4:00 p.m. (weather permitting).
- b.) Minutes to Meetings: The Board had a lengthy discussion about when to distribute the Minutes to the monthly board meetings. It was agreed that the Board would try a test and start sending the Minutes out before the Board has approved them. If any corrections, additions or deletions are needed this would be taken care of in the next set of Minutes. This set of Minutes will be the first set of Minutes sent out by Management Plus prior to the Board approving them.
- c.) Annual Meeting: The Annual Meeting is scheduled for Monday, January 8, 2001. Please mark your calendars. Anyone interested in serving on the Board, please contact Debbie Wallace at 792-9080.
- d.) Wiring community – communications: Don Kindle agreed to work with some homeowners. They will be looking into options available in lieu of individual services.
- e.) Satisfaction Survey & Response from Rodg Gerhardt: Mr. Gerhardt sent out a letter to the community in regards to a satisfaction survey that had been distributed to the community. If you have any questions or concerns regarding the satisfaction survey or the response from Rodg Gerhardt, please contact Rodg Gerhardt at 792-9222.
- f.) Improvement Application – 1001 Shakertown Betty Ezell – new handrail. Rodg Gerhardt will work with Mrs. Ezell to be sure that she purchases the correct handrail.
- g.) Complaint letter from homeowners of Shakertown Court: Management Plus received an anonymous complaint about a homeowner using a guest parking space in front of his unit. Even though this is a violation of the rules of the community the Board does not act upon anonymous complaints. A copy of the letter was sent to the homeowner in violation of the parking rules.
- h.) Complaints about woods behind of 1300, 1200, 1100, and 1000 Buildings: Someone has been clearing the woods. The Board asks that this be stopped immediately. It is very important for the woods not to be cleared. We need the brush to help with erosion, etc. We have had a landscaping

company and an engineer look at the area. The woods are common area and homeowners should not be maintaining this area without the approval of the Board. At this time, the Board is not giving approval for any homeowners to be clearing the woods.

- 7.) ADJOURNMENT: The meeting adjourned at 9:35 p.m. with no further business to discuss. Next Board Meeting Monday, November 13, 2000.

Montgomery Meadows HOA  
 GENERAL FUNDS STATEMENT  
 Period: 09/01/00 to 09/30/00

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
06310 Assessment Income	7,813.00	8,225.00	(412.00)	75,257.00	74,025.00	1,232.00	98,700.00
06330 Special Assmt. Income	.00	.00	.00	40,615.00	47,000.00	(6,385.00)	47,000.00
06340 Late Fee Income	90.00	.00	90.00	300.00	.00	300.00	.00
06350 Legal Fees Reimbursement	.00	.00	.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
<b>TOTAL INCOME:</b>	<b>7,903.00</b>	<b>8,225.00</b>	<b>(322.00)</b>	<b>117,871.00</b>	<b>121,025.00</b>	<b>(3,154.00)</b>	<b>145,700.00</b>
<b>EXPENSES:</b>							
07010 Management Fees	587.50	587.00	(.50)	5,287.50	5,289.00	1.50	7,050.00
07140 Audit Fees	.00	1,000.00	1,000.00	1,065.00	1,000.00	(65.00)	1,000.00
07160 Legal Fees	.00	54.00	54.00	415.00	486.00	71.00	650.00
07260 Postage & Copies	384.89	108.00	(276.89)	1,641.29	976.00	(665.29)	1,300.00
07280 Insurance General	1,204.20	625.00	(579.20)	6,994.10	5,625.00	(1,369.10)	7,500.00
07300 Miscellaneous General	.00	15.00	15.00	115.00	135.00	20.00	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	123.57	133.00	9.43	1,135.62	1,201.00	65.38	1,600.00
930 Water & Sewer	.00	.00	.00	10,621.92	10,875.00	253.08	14,500.00
110 Building Maintenance	506.11	916.00	409.89	12,925.29	8,252.00	(4,673.29)	11,000.00
09610 Lawn Maintenance	3,828.40	2,083.00	(1,745.40)	16,926.12	18,747.00	1,820.88	25,000.00
09700 Trash Removal	470.00	470.00	.00	4,230.00	4,230.00	.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	11,760.00	15,111.00	3,351.00	20,155.00
09920 Reserves/Special Assmt.	.00	.00	.00	44,662.00	47,000.00	2,338.00	47,000.00
<b>TOTAL EXPENSES:</b>	<b>7,104.67</b>	<b>7,670.00</b>	<b>565.33</b>	<b>121,812.16</b>	<b>122,052.00</b>	<b>239.84</b>	<b>145,700.00</b>
<b>EXCESS RECPT OVER DISBSMT</b>	<b>798.33</b>	<b>555.00</b>	<b>243.33</b>	<b>(3,941.16)</b>	<b>(1,027.00)</b>	<b>(2,914.16)</b>	<b>.00</b>

PREVIOUS BALANCE 08/31/00     \$    694.08  
 EXCESS RECPT OVER DISBSMT     \$    798.33  
 CASH IN BANK 09/30/00         \$ 1,492.41

## Montgomery Meadows Reserve Summary September 30, 2000

	Beginning Balance	Transfer In	Withdrawals	Ending Balance
<b>General Fund:</b>				
Roads	0.00	0.00		0.00
Sidewalks	0.00	0.00		0.00
Water/Sewer	0.00	0.00	351.00	(351.00)
Interest/Contingency	1,051.13	683.93		1,735.06
Tree Removal	271.26	0.00		271.26
Lighting	0.00	0.00		0.00
<b>Total</b>	<b>1,322.39</b>	<b>683.93</b>	<b>351.00</b>	<b>1,655.32</b>
<b>Maintenance Fund:</b>				
Paint	0.00	0.00	783.75	(783.75)
Siding	(1,485.00)	0.00		(1,485.00)
Building Services	609.30	0.00		609.30
Roof	11,201.20	0.00	15,704.00	(4,502.80)
Gutters	(315.00)	0.00		(315.00)
Special Assessment	37,262.75	0.00		37,262.75
<b>Total</b>	<b>47,273.25</b>	<b>0.00</b>	<b>16,487.75</b>	<b>30,785.50</b>
<b>TOTALS:</b>	<b>48,595.64</b>	<b>683.93</b>	<b>16,838.75</b>	<b>32,440.82</b>