

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
MONDAY, FEBRUARY 12, 2001
MINUTES

- 1.) CALL TO ORDER: Rodg Gerhardt called the meeting to order at 7:06 p.m.
- 2.) ATTENDANCE TAKEN: Board Members – Rodg Gerhardt, Amy Darrah, Thelma Bikulcius, Maurice Trabout, Dave Robinson and Don Kindle. Jack Dodd had an excused absence. Lisa Bloomer represented Management Plus Realty Service.
- 3.) APPROVAL OF MINUTES OF November 13, 2000: The Board of Trustees approved the Minutes of the November 13, 2000 Board of Trustees Meeting. A copy of these Minutes was already sent to the community.
- 4.) MANAGEMENT REPORT: The management report was approved as presented in writing. Balance in the checking account as of 1/31/2001 was \$32,943.34. Balance in the reserve account as of 1/31/2001 was \$22,076.56. The Board approved the checks presented for payment.
- 5.) OLD BUSINESS:
 - a.) Welcome Handbook: The handbooks were delivered to the community. If you did not get one, please contact Management Plus. If you notice any errors or have any questions regarding the handbook, please contact Management Plus.
 - b.) Drainage/Downspout work at 1300 Building: The contractors are still working on the project. The project is taking longer than expected due to weather conditions. The front porches will be installed as soon as all materials are in. The landscaping work will be done this spring.
 - c.) Newsletter: Amy Darrah volunteered to work on the newsletter.
 - d.) 100 Garage: This item has been tabled until the 1300 project is completed.
 - e.) Gutter Replacements: This item has been tabled until the 1300 project is completed.
 - f.) Exterior touch up painting of buildings 100 – 500 is scheduled for this spring/summer. We are still waiting on another bid.
 - g.) Paving work: We are getting bids on this work.

- h.) Update of parking problems 901 Tom Bennie: The Board once again discussed Mr. Bennie's request to have his parking spot changed. The Board reviewed a letter from Amy Ferguson from Cuni, Ferguson, Wolfgang & LeVay. The Board voted not to change Mr. Bennie's parking spot. The Board also agreed that as far as they were concerned this issue is closed. Mr. Bennie must abide by all rules of the community (including the parking rules) or will be subject to fines and or towing. Mr. Bennie will not be permitted to park his vehicle in the visitor parking spaces. Mr. Bennie may load and unload his vehicle from the visitor parking space and then park his vehicle in his assigned parking space.

- i.) Lottery Parking Spaces: We have three parking spots available at the front of the community for the lottery parking spaces. Anyone interested in participating in the lottery, please send written notification to Management Plus prior to March 5, 2001. The Board received a legal opinion from Amy Ferguson – the Board cannot charge rent for the three lottery parking spaces, the Board cannot charge an application fee for the three lottery parking spaces, all homeowners who wish to participate in the lottery are welcome. To be eligible for one of the three lottery parking spaces you must send written notification to Management Plus prior to March 5, 2001. The lottery drawing will be held at the March 2001 Board Meeting.

- j.) Committees: The Board held a lengthy discussion regarding committees. The Board, with the help of the community, wishes to try to form some committees. The Board is looking for help from the community. If you have any interest in serving on any of these committees, please send written notification to Management Plus. Anyone interested in being the chairperson of this committee, please feel free to volunteer.
 - 1.) Beautification Committee – garden:
 - 2.) Quality of Life Committee
 - 3.) Architectural Control Committee
 - 4.) Social Committee
 - 5.) Newsletter Committee
 - 6.) Welcome/Sunshine Committee

- k.) Wiring community – communications: Dave Robinson volunteered to contact Brian Dwyer regarding this issue.

- l.) Special Assessments: The Special Assessment was due January 31, 2001. Units that have not paid the Special Assessment prior to January 31, 2001 will be assessed an additional \$200.00. Please be sure that you have made your payment. If you have any questions regarding the payment of the Special Assessment – please contact Katie Smith at 772-2570 ext. 16. We have several units that have not paid anything on the Special Assessment.

- m.) Raising fire hydrant near 1300 Building: Roto Rooter submitted a bid in the amount of \$1200.00. The Board agreed to table this item.
 - n.) Towing & Decals: The Board decided to table these two issues until next month.
- 6.) NEW BUSINESS:
- a.) Mite Treatments: The Board approved two mite treatments by Davey Tree.
 - b.) Declining spruce at 1306: The Board approved bid from Davey Tree to remove spruce. The Board agreed not to replace the tree.
 - c.) Exterior Common Lighting: It was agreed that Rodg Gerhardt and Lisa Bloomer would meet with a representative from Cinergy to look at our lighting concerns.
- 7.) ADJOURNMENT: The meeting adjourned at 8:45 p.m. with no further business to discuss. The next meeting will be held on March 12, 2001 at 7:00 p.m. The meeting will be held at the home of Amy Darrah.

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

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME:								
06310	Assessment Income	10,160.00	8,225.00	1,935.00	10,160.00	8,225.00	1,935.00	98,700.00
06335	Additional Funding to Reserves	31,850.00	47,000.00	(15,150.00)	31,850.00	47,000.00	(15,150.00)	47,000.00
06340	Late Fee Income	45.00	.00	45.00	45.00	.00	45.00	.00
	TOTAL INCOME:	42,055.00	55,225.00	(13,170.00)	42,055.00	55,225.00	(13,170.00)	145,700.00
EXPENSES:								
07010	Management Fees	587.50	587.00	(.50)	587.50	587.00	(.50)	7,050.00
07140	Audit Fees	1,115.00	125.00	(990.00)	1,115.00	125.00	(990.00)	1,500.00
07160	Legal Fees	.00	54.00	54.00	.00	54.00	54.00	650.00
07260	Postage & Copies	78.67	108.00	29.33	78.67	108.00	29.33	1,300.00
07280	Insurance General	1,372.40	666.00	(706.40)	1,372.40	666.00	(706.40)	8,000.00
07300	Miscellaneous General	.00	15.00	15.00	.00	15.00	15.00	180.00
07320	Property Tax	26.04	4.00	(22.04)	26.04	4.00	(22.04)	50.00
07430	Federal Income Tax	.00	18.00	18.00	.00	18.00	18.00	220.00
08910	Electricity	40.78	141.00	100.22	40.78	141.00	100.22	1,700.00
08930	Water & Sewer	.00	1,291.00	1,291.00	.00	1,291.00	1,291.00	15,500.00
09110	Building Maintenance	76.25	1,250.00	1,173.75	76.25	1,250.00	1,173.75	15,000.00
09610	Lawn Maintenance	1,763.15	2,083.00	319.85	1,763.15	2,083.00	319.85	25,000.00
09700	Trash Removal	481.75	470.00	(11.75)	481.75	470.00	(11.75)	5,640.00
09800	Snow Removal	1,720.32	291.00	(1,429.32)	1,720.32	291.00	(1,429.32)	3,500.00
09910	Reserves	1,117.00	1,117.00	.00	1,117.00	1,117.00	.00	13,410.00
09930	Additional Funding to Reserves	2,000.00	47,000.00	45,000.00	2,000.00	47,000.00	45,000.00	47,000.00
	TOTAL EXPENSES:	10,378.86	55,220.00	44,841.14	10,378.86	55,220.00	44,841.14	145,700.00
	EXCESS RECPT OVER DISBSMT	31,676.14	5.00	31,671.14	31,676.14	5.00	31,671.14	.00

PREVIOUS BALANCE 12/31/00 \$ 1,267.20
 EXCESS RECPT OVER DISBSMT \$ 31,676.14
 CASH IN BANK 01/31/01 \$ 32,943.34

February 13, 2001

Dear Homeowners of Montgomery Meadows:

LOTTERY: THREE LOTTERY PARKING SPACES ARE AVAILABLE AT THE FRONT ENTRANCE OF THE COMMUNITY. ANYONE INTERESTED IN PARTICIPATING IN THE LOTTERY, SEND WRITTEN NOTIFICATION TO MANAGEMENT PLUS PRIOR TO MARCH 5, 2001.

COMMITTEES: THE BOARD IS LOOKING FOR VOLUNTEERS FROM THE COMMUNITY TO SERVE ON SEVERAL COMMITTEES. IF YOU ARE WILLING TO ASSIST THE BOARD, PLEASE SEND WRITTEN NOTIFICATION TO MANAGEMENT PLUS PRIOR TO MARCH 5, 2001. IF YOU HAVE ANY INTEREST IN SERVING AS THE CHAIRPERSON OF A COMMITTEE, PLEASE LET US KNOW.

RECOMMENDED COMMITTEES:

BEAUTIFICATION COMMITTEE
QUALITY OF LIFE COMMITTEE
ARCHITECTURAL CONTROL COMMITTEE
SOCIAL COMMITTEE
NEWSLETTER COMMITTEE
WELCOME/SUNSHINE COMMITTEE

PLEASE SEND WRITTEN NOTICE (PRIOR TO MARCH 5, 2001) TO MANAGEMENT PLUS TO PARTICIPATE IN THE PARKING LOTTERY AND SERVING ON A COMMITTEE.
MANAGEMENT PLUS REALTY SERVICE, LISA BLOOMER
285 NORTHLAND BOULEVARD CINCINNATI, OHIO 45246.
FAX – 513-326-2554, E-MAIL LISA@MPRS.NET.