

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

- 1.) **CALL TO ORDER:** Rodg Gerhardt called the meeting to order at 7:05 p.m.
- 2.) **ATTENDANCE TAKEN:** Board Members – Rodg Gerhardt, Thelma Bikulcius, Maurice Trabou, Jack Dodd and Don Kindle. Amy Darrah had an excused absence. Dave Robinson was absent. Lisa Bloomer represented Management Plus Realty Service.
- 3.) **APPROVAL OF MINUTES OF February 12, 2001:** The Board of Trustees approved the Minutes of the February 12, 2001 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 2/28/2001 was \$5,453.98. Balance in the reserve account as of 2/28/2001 was \$32,047.56. The Board approved the checks presented for payment.
- 5.) **OLD BUSINESS:**
 - a.) Drainage/Downspout work at 1300 Building: The contractors are still working on the project. The front porches will be installed as soon as all materials are in. The landscaping work will be done this spring.
 - b.) 100 Garage: This item has been tabled until the 1300 project is completed.
 - c.) Gutter Replacements: This item has been tabled until the 1300 project is completed.
 - d.) Exterior touch up painting of buildings 100 – 500 is scheduled for this spring/summer. We are still waiting on another bid.
 - e.) Paving work: We are getting bids on this work.
 - f.) Lottery Parking Spaces:
The following units won the lottery parking spaces until March 31, 2002.

Units: 302, 102 and 502. Homeowners of these three units may use the lottery parking spaces effective immediately until March 31, 2002.

- g.) Committees: We did not get many volunteers for committees. 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 – Don Kindle - chairperson
 - 3.) Architectural Control Committee – Nancy Baesel - chairperson
 - 4.) Social Committee
 - 5.) Newsletter Committee – Amy Darrah - chairperson
 - 6.) Welcome/Sunshine Committee
- h.) Wiring community – communications: No update.
- i.) Additional Funding for the Reserve Account: We have several homeowners that have not paid any monies towards the additional funding of the reserve account. These funds were due no later than January 31, 2001, unless payment arrangements had been made with Management Plus. The Special Assessment was due no later than 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 additional payment, please contact Katie Smith at 772-2570 ext. 16. **THE BOARD AGREED THAT ANY UNITS THAT HAVE NOT PAID THE ADDITIONAL FUNDING OF THE RESERVE ACCOUNT, AS PER THE AGREEMENT, WOULD BE SUBJECT TO A LIEN. A LIEN WILL BE FILED AFTER APRIL 1, 2001.**
- j.) Towing: The Board authorized Management Plus to hire a towing company.
- k.) Parking Decals: The Board decided to table this issue.
- l.) Exterior Common Lighting: General Reminder: If you notice a light bulb that has burned out – please contact Rodg Gerhardt at unit #101, 792-9222. Rodg has been taking care of the light bulb replacement for several years. We thank him for his hard work. Please contact Rodg directly. Thank you.
- m.) Exterior Common Lighting: Rodg, Don and Lisa met with a representative from Cinergy about adding additional lighting to the community. Attached is a picture of two light fixtures that we could choose from. The gas light replica is about twice the cost of the coachlight fixture. The Board is interested in knowing which light fixture you would prefer to have installed in the community. They are looking at installing approximately 6-10 fixtures. Please let us know your opinion no later than

April 1, 2001. Rodg to contact Cinergy to request our representative attend the April Board Meeting. Rodg will also ask the members of the architectural control committee to attend the April Board Meeting.

- n.) **Parking:** We still have several homeowners and residents in violation of the parking rules. We ask for your full cooperation in abiding by the parking rules. These vehicles have recently been reported as violating the parking rules of the community. If these are your vehicles, please abide by the parking rules immediately or your vehicle could be subject to towing.

Saturn – VA YTJ-5412

Saturn – NC LVH-6663

Tracer – OH AIR-6401

Volvo –

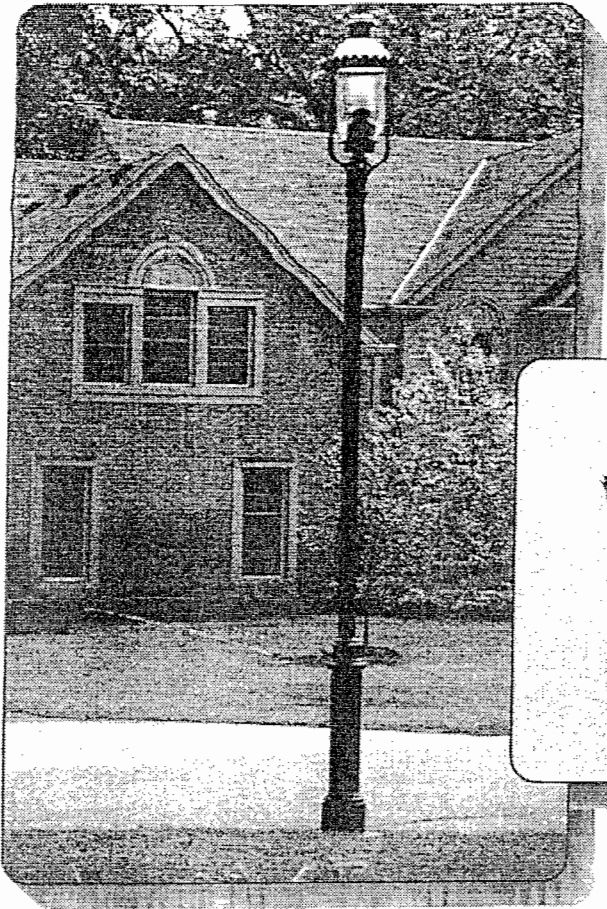
Mazda – OH AUL-4652

Brown car near 600 Building with expired license plates – needs current license plates and be in running condition.

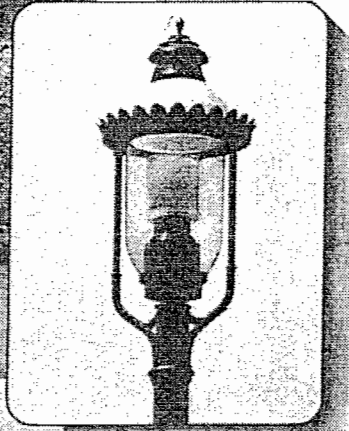
6.) **NEW BUSINESS:**

- a.) **Landscaping Improvements:** Don Kindle submitted an application for additional landscaping improvements at his unit. The Board approved these improvements.
- b.) **New Door:** Don Kindle submitted an application to replace his front door. The Board approved the replacement of his front door.

- 7.) **ADJOURNMENT:** The meeting adjourned at 9:30 p.m. with no further business to discuss. The next meeting will be held on April 9, 2001 at 7:00 p.m.



- Gas light replica post top fixture
- Shown on decorative aluminum pole
13 ft. mounting height
- Can be mounted on direct-buried fiberglass pole



- Coachlight post top fixture
- Shown on direct-buried fiberglass pole
13 ft. mounting height
- Can be mounted on decorative pole



Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
 Period: 02/01/01 to 02/28/01

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME:								
06310	Assessment Income	7,245.00	8,225.00	(980.00)	17,405.00	16,450.00	955.00	98,700.00
06335	Additional Funding to Reserves	4,200.00	.00	4,200.00	36,050.00	47,000.00	(10,950.00)	47,000.00
06340	Late Fee Income	105.00	.00	105.00	150.00	.00	150.00	.00
	TOTAL INCOME:	11,550.00	8,225.00	3,325.00	53,605.00	63,450.00	(9,845.00)	145,700.00
EXPENSES:								
07010	Management Fees	587.50	587.00	(.50)	1,175.00	1,174.00	(1.00)	7,050.00
07140	Audit Fees	.00	125.00	125.00	1,115.00	250.00	(865.00)	1,500.00
07160	Legal Fees	.00	54.00	54.00	.00	108.00	108.00	650.00
07260	Postage & Copies	217.52	108.00	(109.52)	296.19	216.00	(80.19)	1,300.00
07280	Insurance General	688.70	666.00	(22.70)	2,061.10	1,332.00	(729.10)	8,000.00
07300	Miscellaneous General	.00	15.00	15.00	.00	30.00	30.00	180.00
07320	Property Tax	.00	4.00	4.00	26.04	8.00	(18.04)	50.00
07430	Federal Income Tax	.00	18.00	18.00	.00	36.00	36.00	220.00
08910	Electricity	127.40	141.00	13.60	168.18	282.00	113.82	1,700.00
08930	Water & Sewer	.00	1,291.00	1,291.00	.00	2,582.00	2,582.00	15,500.00
09110	Building Maintenance	2,034.84	1,250.00	(784.84)	2,111.09	2,500.00	388.91	15,000.00
09610	Lawn Maintenance	1,763.15	2,083.00	319.85	3,526.30	4,166.00	639.70	25,000.00
09700	Trash Removal	481.75	470.00	(11.75)	963.50	940.00	(23.50)	5,640.00
09800	Snow Removal	171.50	291.00	119.50	1,891.82	582.00	(1,309.82)	3,500.00
09910	Reserves	1,117.00	1,117.00	.00	2,234.00	2,234.00	.00	13,410.00
09930	Additional Funding to Reserves	31,850.00	.00	(31,850.00)	33,850.00	47,000.00	13,150.00	47,000.00
	TOTAL EXPENSES:	39,039.36	8,220.00	(30,819.36)	49,418.22	63,440.00	14,021.78	145,700.00
	EXCESS RECPT OVER DISBSMT	(27,489.36)	5.00	(27,494.36)	4,186.78	10.00	4,176.78	.00

PREVIOUS BALANCE 01/31/01 \$ 32,943.34
 EXCESS RECPT OVER DISBSMT \$(27,489.36)
 CASH IN BANK 02/28/01 \$ 5,453.98

**MONTGOMERY MEADOWS
RESERVE SUMMARY
February 28, 2001**

Expense Category	Beginning Bal.	Transfer In	Withdrawals	Ending Bal.	YTD Transfer In	YTD Withdrawals
Road Resurface	0.00			0.00	0.00	0.00
Seal Coating	0.00			0.00	0.00	0.00
Asphalt Repairs 2001	0.00			0.00	0.00	0.00
Concrete	0.00			0.00	0.00	0.00
Water & Sewer Lines	0.00			0.00	0.00	0.00
Roofs	0.00			0.00	0.00	0.00
Gutters/Downspouts	0.00		6,367.00	(6,367.00)	0.00	6,367.00
Gutter Guards	0.00			0.00	0.00	0.00
Chimney Flashing/Caps	0.00			0.00	0.00	0.00
Garage Doors	0.00	1,117.00		1,117.00	1,117.00	0.00
Garage Windows/Side Do	0.00			0.00	0.00	0.00
Shutters	0.00			0.00	0.00	0.00
Trim Garages	0.00			0.00	0.00	0.00
Drainage/Undergrounds	0.00		2,390.00	(2,390.00)	0.00	2,390.00
Tree Trim/Removal	0.00			0.00	0.00	0.00
Landscape Improvements	0.00			0.00	0.00	0.00
Hemlocks	0.00			0.00	0.00	0.00
Termite Renewal	0.00			0.00	0.00	0.00
Termite New	0.00		1,749.00	(1,749.00)	0.00	1,749.00
Lighting (front doors)	0.00			0.00	0.00	0.00
Lighting (balance)	0.00			0.00	0.00	0.00
Soffits, Rake, etc.	0.00			0.00	0.00	0.00
Siding	0.00			0.00	0.00	0.00
Painting	0.00			0.00	0.00	0.00
Mailboxes	0.00			0.00	0.00	0.00
Allen Block Wall	0.00			0.00	0.00	0.00
Rock Walls	0.00			0.00	0.00	0.00
Rock Fronts	0.00			0.00	0.00	0.00
Brick Veneer Buildings	0.00			0.00	0.00	0.00
Miscellaneous	0.00			0.00	0.00	0.00
Building 100 Garage	0.00			0.00	0.00	0.00
Front Steps	0.00		398.00	(398.00)	0.00	398.00
Electrical Box Covers	0.00			0.00	0.00	0.00
Electrical Wiring Transfor	0.00			0.00	0.00	0.00
Additional Funding 2001	2,000.00	31,850.00		33,850.00	31,850.00	0.00
1300 Building	14,774.34		8,975.00	5,799.34	0.00	8,975.00
Contingency	2,185.22			2,185.22	0.00	0.00
Totals:	18,959.56	32,967.00	19,879.00	32,047.56	32,967.00	19,879.00
Interest:	0.00			0.00	0.00	0.00
TOTAL:	18,959.56	32,967.00	19,879.00	32,047.56	32,967.00	19,879.00

MARCH 16, 2001

Dear Homeowners of Montgomery Meadows:

LOTTERY: THE THREE LOTTERY PARKING SPACES WERE AWARDED TO UNITS 302, 102, AND 502. THESE LOTTERY PARKING SPACES WILL BE AVAILABLE FOR THESE UNITS UNTIL MARCH 31, 2002.

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 APRIL 1, 2001. IF YOU HAVE ANY INTEREST IN SERVING AS THE CHAIRPERSON OF A COMMITTEE, PLEASE LET US KNOW.

RECOMMENDED COMMITTEES AND CHAIRPERSONS:

BEAUTIFICATION COMMITTEE
QUALITY OF LIFE COMMITTEE – DON KINDLE
ARCHITECTURAL CONTROL COMMITTEE – NANCY BAESEL
SOCIAL COMMITTEE
NEWSLETTER COMMITTEE – AMY DARRAH
WELCOME/SUNSHINE COMMITTEE

COMMON LIGHTING: PLEASE LOOK OVER THE TWO LIGHT FIXTURES AND LET US KNOW BY APRIL 1, 2001 WHICH LIGHT YOU LIKE BETTER. GAS LIGHT REPLICA VS. COACHLIGHT. ADDITIONAL INFORMATION INCLUDED IN THE MINUTES.

PLEASE SEND WRITTEN NOTICE (PRIOR TO APRIL 1, 2001) TO MANAGEMENT PLUS TO LET THE BOARD KNOW WHICH LIGHT FIXTURE YOU LIKE BETTER AND TO LET US KNOW WHICH COMMITTEE YOU WOULD BE WILLING TO SERVE ON. MANAGEMENT PLUS REALTY SERVICE, LISA BLOOMER
285 NORTHLAND BOULEVARD CINCINNATI, OHIO 45246.
FAX – 513-326-2554, E-MAIL LISA@MPRS.NET.