

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
MONDAY, JULY 9, 2001
MINUTES

- 1.) **CALL TO ORDER:** Maurice Trabout, Board Vice President called the meeting to order at 7:00 p.m.
- 2.) **ATTENDANCE TAKEN:** Board Members – Maurice Trabout, Amy Darrah, Thelma Bikulcius, Jack Dodd, Don Kindle and Debbie Wallace. Rodg Gerhardt had an excused absence. Lisa Bloomer represented Management Plus Realty Service.
- 3.) **APPROVAL OF MINUTES OF JUNE 11, 2001:** The Board of Trustees approved the Minutes of the June 11, 2001 Board of Trustees Meeting.
- 4.) **MANAGEMENT REPORT:** The management report was approved as presented in writing. Balance in the checking account as of 6/30/2001 was \$8,504.89. Balance in the reserve account as of 6/30/2001 was \$29,847.35. The Board approved the checks presented for payment. The Board reviewed the past due report – several homeowners still owe on the additional funding for the reserve account. Any homeowner not making payments as approved by the Board will continue to receive past due notices and is subject to a lien and foreclosure.
- 6.) **OLD BUSINESS:**
 - a.) **Drainage/Downspout work at 1300 Building:** Thelma Bikulcius requested that Management Plus check with the landscaper regarding the size of the new plantings at 1300 Building. Management Plus will once they confirm the number of handrails per unit and location of one handrail will order the handrails. A notice was sent to the four units involved in the project to inform them that the project is concluding and they need to send in writing any concerns they have.
 - b.) **100 Garage:** The Board requested that Management Plus get bids to replace the concrete flooring. The Board agreed to look at the current concrete flooring.
 - c.) **Gutter Replacements:** The Board requested that Management Plus get updated pricing for gutter replacements in the community.
 - d.) **Exterior touch up painting of buildings 100 – 500:** Work to be done by Sam Hickman Painting in September 2001.

- e.) Paving work: The Board requested that Management Plus get bids. The Board discussed the condition of the blacktop curbing through out the community.
- f.) Additional Funding for the Reserve Account: We have several homeowners that still owe monies on the additional funding for the reserve account. The Board agreed that any homeowners that are making payments may continue to do so – however, these accounts must be brought current no later than October 1, 2001 – total fee due of \$1200.00. Any homeowner making payments that has the account current by July 1, 2001 must pay a total of \$1100.00. All accounts must be brought current no later than October 1, 2001. Management Plus to file liens for accounts that no monies have been received.

If you have any questions regarding the additional funding payment to the reserve account, 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.

- g.) Walk Through List from Architectural Committee: The list was discussed again this month.
- h.) Parking Decals: The Board agreed that this item could be removed from the agenda.
- i.) Drainage problem at Building 200: The Board agreed to hire Roto Rooter.
- j.) Damage to common area at Building 1300 by Homeowner: A lengthy discussion was held regarding the damage and to have the homeowner financially responsible for the correction. Thelma Bikulcius agreed to check with Rodg Gerhardt on this issue to be sure that a letter went to the homeowner.
- k.) Davey Tree Bid: The Board reviewed the bid and requested that Management Plus get a bid from another contractor and have Davey Tree bid on additional work needed in community.

7.) **NEW BUSINESS:**

- a.) Zoning Notice: Homeowners received notice from the City of Montgomery regarding zoning changes. Don Kindle checked with the City of Montgomery and this has no impact on the Association.

- b.) **Maintenance Issues:** Homeowners are reminded to use a service request form to report any routine service calls. Management Plus to take care of the following items:
 - 1.) Check gutter guard at top of 701
 - 2.) Check gutters overflowing at 101
 - 3.) Replace broken car stoop at 701
 - 4.) Check gutter overflowing at 502
 - 5.) Check gutter overflowing at 403

 - c.) **Exterior Improvements:** Homeowners are reminded that they must submit an improvement application form prior to making any exterior improvements. This includes, but is not limited to, landscaping, wiring, window or door replacements, etc. When in doubt submit the form and wait for written approval.

 - d.) Homeowners are reminded that they are responsible for any landscaping, bush and tree trimming, weeding, excavation, etc. in the four-foot area around your unit. The homeowner is responsible for the care, upkeep and maintenance of the four-foot area around your unit. Homeowners are also responsible for any foundation leaks or problems.

 - e.) Listed below are the tentative scheduled meetings for the balance of 2001 and the annual meeting in January 2002. Anyone interested in serving on the Board, please send written notice to Management Plus prior to October 1, 2001.
- 8.) **ADJOURNMENT:** The meeting adjourned at 8:35 p.m. with no further business to discuss. The next meeting will be held on August 13, 2001.

Tentative Meetings:

August 13, 2001

September 10, 2001

October 8, 2001 – Board to work on the 2002 Budget

November 12, 2001 – Board to approve the 2002 Budget

No meeting in December 2001

January 14, 2002 – tentative Annual Meeting

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

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME:								
06310	Assessment Income	7,008.00	8,225.00	(1,217.00)	49,573.00	49,350.00	223.00	98,700.00
06335	Additional Funding to Reserves	885.00	.00	885.00	39,805.00	47,000.00	(7,195.00)	47,000.00
06340	Late Fee Income	30.00	.00	30.00	295.00	.00	295.00	.00
	TOTAL INCOME:	7,923.00	8,225.00	(302.00)	89,673.00	96,350.00	(6,677.00)	145,700.00
EXPENSES:								
07010	Management Fees	587.50	587.00	(.50)	3,525.00	3,522.00	(3.00)	7,050.00
07140	Audit Fees	.00	125.00	125.00	1,115.00	750.00	(365.00)	1,500.00
07160	Legal Fees	.00	54.00	54.00	320.00	324.00	4.00	650.00
07260	Postage & Copies	.00	108.00	108.00	719.18	648.00	(71.18)	1,300.00
07280	Insurance General	689.70	666.00	(23.70)	5,174.10	3,996.00	(1,178.10)	8,000.00
07300	Miscellaneous General	.00	15.00	15.00	125.00	90.00	(35.00)	180.00
07320	Property Tax	.00	4.00	4.00	26.04	24.00	(2.04)	50.00
07430	Federal Income Tax	.00	18.00	18.00	270.00	108.00	(162.00)	220.00
08910	Electricity	3.63	141.00	137.37	666.89	846.00	179.11	1,700.00
08930	Water & Sewer	.00	1,291.00	1,291.00	3,364.42	7,746.00	4,381.58	15,500.00
09110	Building Maintenance	808.70	1,250.00	441.30	4,981.46	7,500.00	2,518.54	15,000.00
09610	Lawn Maintenance	1,763.15	2,083.00	319.85	10,578.90	12,498.00	1,919.10	25,000.00
09700	Trash Removal	481.75	470.00	(11.75)	2,890.50	2,820.00	(70.50)	5,640.00
09800	Snow Removal	.00	291.00	291.00	1,891.82	1,746.00	(145.82)	3,500.00
09910	Reserves	1,117.00	1,117.00	.00	6,702.00	6,702.00	.00	13,410.00
09930	Additional Funding to Reserves	.00	.00	.00	40,085.00	47,000.00	6,915.00	47,000.00
	TOTAL EXPENSES:	5,451.43	8,220.00	2,768.57	82,435.31	96,320.00	13,884.69	145,700.00
	EXCESS RECPT OVER DISBSMT	2,471.57	5.00	2,466.57	7,237.69	30.00	7,207.69	.00
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PREVIOUS BALANCE 05/31/01 \$ 6,033.32
 EXCESS RECPT OVER DISBSMT \$ 2,471.57
 CASH IN BANK 06/30/01 \$ 8,504.89

**MONTGOMERY MEADOWS
RESERVE SUMMARY
June 30, 2001**

Expense Category	Beginning Bal.	Transfer In	Withdrawals	Ending Bal.	YTD	
					Transfer In	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	-400.00			-400.00	2,000.00	2,400.00
Roofs	0.00			0.00	0.00	0.00
Gutters/Downspouts	-4,133.00			-4,133.00	2,234.00	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			0.00	0.00	0.00
Garage Windows/Side Dr	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	830.25		297.90	532.35	2,234.00	1,701.65
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	-132.50			-132.50	0.00	132.50
Termite New	-2,252.50		789.70	-3,042.20	0.00	3,042.20
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	1,117.00	1,117.00		2,234.00	2,234.00	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	-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	40,085.00			40,085.00	38,085.00	0.00
1300 Building	796.14		8,669.38	-7,873.24	0.00	22,647.58
Contingency	2,185.22			2,185.22	0.00	0.00
Totals:	37,697.61	1,117.00	9,756.98	29,057.63	46,787.00	36,688.93
Interest:	378.56	411.16		789.72	789.72	0.00
TOTAL:	38,076.17	1,528.16	9,756.98	29,847.35	47,576.72	36,688.93