

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
MONDAY, AUGUST 13, 2001
MINUTES

CALL TO ORDER: Maurice Trabout, Board Vice President called the meeting to order at 7:00 p.m.

ATTENDANCE TAKEN: Maurice Trabout, Thelma Bikulcius, Jack Dodd and Amy Darrah. Rodg Gerhardt, Don Kindle and Debbie Wallace had an excused absence. Lisa Bloomer represented Management Plus.

APPROVAL OF MINUTES: The Board of Trustees approved the Minutes of the July 9, 2001 Board of Trustees Meeting.

MANAGEMENT REPORT: The Board approved the management report as written. Balance in the checking account as of July 31, 2001 was \$9,612.48. Balance in the reserve account as of July 31, 2001 was \$31,606.74. The Board reviewed the past due report. Homeowners are reminded to clear up any outstanding balances.

OLD/NEW BUSINESS:

- a.) Work at 1300 Building: Handrails are ordered. The Board reviewed the engineers report. Per the engineer the job is completed except for the handrails. The Board agreed not to have the engineer take any pictures once the handrails were installed.
- b.) 100 Garage: The Board agreed to look at the 100-garage floor.
- c.) Gutter Replacements: No update.
- d.) Exterior Painting 100 – 500: Painter should start in September 2001.
- e.) Paving Work: Management Plus submitted several bids. The Board agreed to look into this matter.
- f.) Walk through list: No update.
- g.) Building 200: Roto Rooter is finishing up the job.
- h.) Improvement made at 1300 without prior Board approval: Per Thelma Bikulcius the matter has been addressed.
- i.) Tree Bids: Management Plus submitted several bids for tree trimming and tree removal: The Board agreed to look into this matter.

- j.) Future Bids: It was agreed that Management Plus would not be spending time getting bids on matters until the Board decided what work they wanted to have done. No sense in wasting the contractor's time and the management companies time.
- k.) Service Request Forms: All homeowners are requested to use a service request form to report service needs.
- l.) 600 Steps: The engineer will be looking into this matter.
- m.) Termites: Management Plus requested an updated report from Complete Pest Control.
- n.) Miscellaneous Issues:
 - 1.) Building 600 has several units still not abiding by the parking rules. Vehicles can be towed with no further notice. All vehicles must have current license plates, be in running condition and be parked in the appropriate parking spot. All issues must be addressed no later than September 30, 2001 or vehicles will be towed at the expense of the vehicle owner with no further notice.
 - 2.) Building 1300: No vehicles should be parked in front of the last garage. This garage belongs to the Association. The association must have access to the garage at all times. Vehicles can be towed if parked in front of the Association garage.
 - 3.) Unit 601 has a refrigerator in the garage: This refrigerator must be removed immediately. Refrigerators are not permitted in the garage.
 - 4.) The three units that received the parking lottery spots should notify the management company which parking spot that they are using. Units should use the same parking spot each time. Units lucky enough to have one of the parking lottery spots should use the parking lottery spot and abide by all parking rules in the community.
 - 5.) Unit #603 has problem with basement leaking. Management Plus has checked and cleaned the gutters and downspouts on several occasions. Leaking basements are the homeowner's responsibility. Homeowners are responsible for any landscaping within four feet of the unit. Management Plus recommends homeowner contact foundation company and homeowner should address landscaping needs around the foundation of the unit. Large trees within the four foot area may need to be removed by the homeowner and large trees past the four foot area may need to be looked into by the Board. After the homeowner has had a foundation

company look at her unit she should contact the management company directly.

- 6.) Condition of exterior of Building 600 within four feet of the units: All homeowners of 600 need to address the landscaping within your four-foot area. These landscaping areas need to be cleaned up immediately.
- 7.) Unit #803 has a stump that needs to be removed on the right hand corner of the front of the unit by the kitchen.
- 8.) All homeowners are reminded that you are responsible for all landscaping needs within four feet of your unit. Homeowners are responsible for mulching, trimming of bushes, removal of trees, etc.
- 9.) Wall rear of 1303: The Board agreed to look at this issue.

ADJOURNMENT: The meeting adjourned at 9:30 p.m. with no further business to discuss. The next meeting will be held on September 10, 2001 at the home of Amy Darrah unit #803.

TENTATIVE MEETINGS:

October 8, 2001

November 12, 2001

No meeting in December 2001

January 14, 2001 – tentative annual meeting

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
 Period: 07/01/01 to 07/31/01

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME:								
06310	Assessment Income	10,968.50	8,225.00	2,743.50	60,541.50	57,575.00	2,966.50	98,700.00
06335	Additional Funding to Reserves	945.00	.00	945.00	40,750.00	47,000.00	(6,250.00)	47,000.00
06340	Late Fee Income	45.00	.00	45.00	340.00	.00	340.00	.00
	TOTAL INCOME:	11,958.50	8,225.00	3,733.50	101,631.50	104,575.00	(2,943.50)	145,700.00
EXPENSES:								
07010	Management Fees	587.50	587.00	(.50)	4,112.50	4,109.00	(3.50)	7,050.00
07140	Audit Fees	.00	125.00	125.00	1,115.00	875.00	(240.00)	1,500.00
07160	Legal Fees	.00	54.00	54.00	320.00	378.00	58.00	650.00
07260	Postage & Copies	170.10	108.00	(62.10)	889.28	756.00	(133.28)	1,300.00
07280	Insurance General	689.70	666.00	(23.70)	5,863.80	4,662.00	(1,201.80)	8,000.00
07300	Miscellaneous General	.00	15.00	15.00	125.00	105.00	(20.00)	180.00
07320	Property Tax	.00	4.00	4.00	26.04	28.00	1.96	50.00
07430	Federal Income Tax	.00	18.00	18.00	270.00	126.00	(144.00)	220.00
08910	Electricity	92.30	141.00	48.70	759.19	987.00	227.81	1,700.00
08930	Water & Sewer	3,635.07	1,291.00	(2,344.07)	6,999.49	9,037.00	2,037.51	15,500.00
09110	Building Maintenance	769.34	1,250.00	480.66	5,750.80	8,750.00	2,999.20	15,000.00
09610	Lawn Maintenance	1,763.15	2,083.00	319.85	12,342.05	14,581.00	2,238.95	25,000.00
09700	Trash Removal	481.75	470.00	(11.75)	3,372.25	3,290.00	(82.25)	5,640.00
09800	Snow Removal	.00	291.00	291.00	1,891.82	2,037.00	145.18	3,500.00
09910	Reserves	1,117.00	1,117.00	.00	7,819.00	7,819.00	.00	13,410.00
09930	Additional Funding to Reserves	1,545.00	.00	(1,545.00)	41,630.00	47,000.00	5,370.00	47,000.00
	TOTAL EXPENSES:	10,850.91	8,220.00	(2,630.91)	93,286.22	104,540.00	11,253.78	145,700.00
	EXCESS RECPT OVER DISBSMT	1,107.59	5.00	1,102.59	8,345.28	35.00	8,310.28	.00
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PREVIOUS BALANCE 06/30/01 \$ 8,504.89
 EXCESS RECPT OVER DISBSMT \$ 1,107.59
 CASH IN BANK 07/31/01 \$ 9,612.48

**MONTGOMERY MEADOWS
RESERVE SUMMARY
July 31, 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	-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	532.35		148.95	383.40	2,234.00	1,850.60
Tree Trim/Removal	0.00			0.00	0.00	0.00
Landscape Improvement	0.00		753.66	-753.66	0.00	753.66
Hemlocks	0.00			0.00	0.00	0.00
Termite Renewal	-132.50			-132.50	0.00	132.50
Termite New	-3,042.20			-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	2,234.00	1,117.00		3,351.00	3,351.00	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	1,545.00		41,630.00	39,630.00	0.00
1300 Building	-7,873.24			-7,873.24	0.00	22,647.58
Contingency	2,185.22			2,185.22	0.00	0.00
Totals:	29,057.63	2,662.00	902.61	30,817.02	49,449.00	37,591.54
Interest:	789.72			789.72	789.72	0.00
TOTAL:	29,847.35	2,662.00	902.61	31,606.74	50,238.72	37,591.54