

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
MONDAY, OCTOBER 8, 2001**

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

ATTENDANCE TAKEN: Maurice Trabout, Thelma Bikulcius, Amy Darrah, Debbie Wallace and Don Kindle. Rodg Gerhardt and Jack Dodd have excused absences. Lisa Bloomer represented Complete Property Management Group, Inc. D.B.A. Management Plus Realty Service.

APPROVAL OF MINUTES: The Board of Trustees approved the Minutes of the September 10, 2001 Board of Trustees Meeting.

MANAGEMENT REPORT: The Board approved the management report as written. Balance in the checking account as of September 30, 2001 was \$5,868.09. The balance in the reserve account as of September 30, 2001 was \$33,142.17. The Board reviewed the past due report. We have three homeowners that owe the final installment of the additional funding of the reserve account. Homeowners not making payments in a timely manner are subject to lien. The Board approved the payment of the invoices submitted by Management Plus.

OLD/NEW BUSINESS:

- A.) 1300 Building: The handrails have been installed. The Board agreed not to install any trex to hide the handrails. The Board feels that the job is complete and Management Plus is to provide a complete tabulation of costs for the next meeting.
- B.) Exterior Touch Up Painting 100-500 Buildings: The painter should begin in the next two-three weeks.
- C.) Budget: Management Plus presented several recommendations for a 2002 Budget. The Board agreed to schedule another budget committee meeting. The Board requested that Rodg and Lisa set a meeting. Rumpke has reported that they do not plan to have an increase in fees for 2002.
- D.) Tree Work: This item was tabled. The Board reported that Rodg and Lisa should meet to schedule to have this work done this fall, winter or spring. Rodg has the recommendations from the Board.
- E.) Paving Work: This item was tabled. The Board reported that Rodg and Lisa should meet to schedule to have this work done either this fall or next spring. Rodg has the recommendations from the Board. The Board also discussed that new striping is needed in much of the community.

F.) Garage Damage: Someone hit one of the garages near 1000-1100 and 1200 Building. If anyone knows who hit the garage, please contact Management Plus or one of the Board Members. This matter has been turned over to the insurance company. The party that hit the garage should be responsible for the repairs and should turn the matter over to their insurance company.

G.) For Sale Sign for 1202 at street corner. This sign near the corner of Shakerdale and Shakertown should be removed immediately.

H.) Light out at Building 1200 near street corner.

I.) Garages are to be used for the parking of vehicles only. Homeowners and residents should not be using the garage area to store personal items, a work area or shop area, etc.

J.) Snow Removal: Shayler Creek will be taking care of the snow removal this winter. Contractor should not plow areas within two feet of the flags. New flags will be purchased for this year.

K.) Lottery Parking Spaces: If you have the lottery parking spaces, please send written notice to Management Plus. Please let us know who is using the parking spaces and which spot you are using.

L.) City of Montgomery: The Board requested that Management Plus contact the City of Montgomery about the installation of a "no outlet" sign by the front entrance.

M.) General Items: The Board requested that Management Plus contact Shayler Creek to remove weeds and overgrowth from electrical box near 1200 Building. Management Plus to contact Better Home Products about broken shutter on Building 300.

N.) ANNUAL MEETING: THE ANNUAL MEETING IS TENTATIVELY SCHEDULED FOR JANUARY 14, 2002. THE MEETING WILL BEGIN AT 7:00 P.M. PLEASE WAIT FOR ADDITIONAL INFORMATION REGARDING ANNUAL MEETING. ANYONE INTERESTED IN SERVING ON THE BOARD, PLEASE CONTACT MANAGEMENT PLUS IN WRITING NO LATER THAN NOVEMBER 1, 2001.

ADJOURNMENT: With no further business to discuss the meeting adjourned at 8:00 p.m. The next Board Meeting is scheduled for November 12, 2001. The meeting will be held at the home of Don Kindle – 502. No meeting is scheduled for December 2001.

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

MONTGOMERY MEADOWS
 RESERVE SUMMARY
 September 30, 2001

EXPENSES:	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06310	Assessment Income	7,700.00	8,225.00	(525.00)	75,639.50	74,025.00	1,614.50	98,700.00
06335	Additional Funding to Reserves	175.00	.00	175.00	43,873.00	(5,125.00)	47,000.00	47,000.00
06340	Late Fee Income	.00	.00	.00	355.00	.00	355.00	.00
	TOTAL INCOME:	7,875.00	8,225.00	(350.00)	117,867.50	121,025.00	(3,157.50)	145,700.00
07010	Management Fees	587.30	597.00	(9.70)	5,287.30	5,293.00	(5.70)	7,050.00
07100	Audit Fees	.00	129.00	129.00	1,115.00	1,125.00	10.00	1,500.00
07150	Legal Fees	.00	54.00	54.00	330.00	485.00	155.00	450.00
07250	Postage & Copies	179.43	108.00	(71.43)	1,124.25	972.00	(152.25)	1,300.00
07280	Insurance General	699.30	666.00	(33.30)	7,282.20	5,994.00	(1,288.20)	8,000.00
07300	Miscellaneous General	233.00	15.00	(218.00)	350.00	135.00	(215.00)	180.00
07320	Property Tax	.00	4.00	4.00	26.04	35.00	9.96	50.00
07430	Federal Income Tax	.00	18.00	18.00	270.00	152.00	(118.00)	200.00
08330	Water & Sewer	133.24	141.00	30.76	981.28	1,169.00	1,700.00	1,700.00
08350	Building Maintenance	3,591.15	1,291.00	(2,300.15)	10,590.65	11,619.00	1,028.35	15,000.00
08610	Lawn Maintenance	2,896.05	1,250.00	(1,646.05)	9,724.33	11,750.00	1,925.67	15,000.00
08700	Trash Removal	1,911.15	2,083.00	169.85	15,530.79	18,747.00	3,216.21	25,000.00
08800	Snow Removal	481.75	(70.00)	(551.75)	4,335.75	4,220.00	(105.75)	5,660.00
08910	Flow Meter	.00	291.00	291.00	1,891.82	2,619.00	727.18	3,500.00
08930	Reserve	1,217.00	1,117.00	.00	10,053.00	10,053.00	.00	13,450.00
09310	Additional Funding to Reserves	1,899.00	.00	(1,899.00)	43,959.00	47,000.00	3,041.00	47,000.00
	TOTAL EXPENSES:	13,584.18	8,220.00	(5,364.18)	113,868.61	120,980.00	7,111.39	145,700.00
	EXCESS RECV OVER DISBUR:	(5,711.18)	5.00	(5,716.18)	4,669.89	45.00	4,555.89	.00

PERIODS BALANCE 08/31/01 \$ 11,975.27
 EXCESS RECV OVER DISBUR \$ (5,711.18)
 CASH IN BANK 09/30/01 \$ 5,166.09

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	-3,016.00	1,117.00		-1,899.00	4,468.00	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 Dc	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	383.40			383.40	2,234.00	1,850.60
Tree Trim/Removal	0.00			0.00	0.00	0.00
Landscape Improvement	-753.66			-753.66	0.00	753.66
Hemlocks	0.00			0.00	0.00	0.00
Termite Renewal	-132.50			-392.50	0.00	392.50
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
Softies, Rake, etc.	0.00			0.00	0.00	0.00
Siding	0.00			0.00	0.00	0.00
Painting	3,351.00			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 Transfer	0.00			0.00	0.00	0.00
Additional Funding 2001	41,630.00	1,895.00		43,525.00	41,525.00	0.00
1300 Building	-10,444.57			-10,444.57	0.00	25,218.91
Contingency	2,165.22			2,165.22	0.00	0.00
Totals:	29,362.69	3,012.00	307.70	32,066.99	53,578.00	40,470.57
Interest:	789.72	285.46		1,075.18	1,075.18	0.00
TOTAL:	30,152.41	3,297.46	307.70	33,142.17	54,653.18	40,470.57