

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MONDAY, JANUARY 8, 2001
AGENDA

- 1.) Call To Order: 7:00 p.m. by President Rodg Gerhardt
- 2.) Introductions:
 - a.) Board Members: Rodg Gerhardt, Don Kindle, Dave Robinson, Jack Dodd, Amy Darrah, Mo Trabout and Debbie Wallace.
 - b.) Complete Property Management Group, Inc. D.B.A. Management Plus Realty Service – Lisa Bloomer and Barb Yankie.
 - c.) Welcome to any new homeowners:
- 3.) Attendance Taken: To determine if we have enough units represented in person or by proxy to have a quorum.
- 4.) Officer or Committee Reports:
 - a.) Don Kindle and Brian Dwyer – (Wire our community)
 - b.) Treasurer Report - Balance 12/31/2000
 - c.) Nominating Committee – Debbie Wallace
 - d.) Budget Committee – Budget for 2001 and Additional Funding for Reserves
- 5.) Election of Trustees:
 - a.) Thank you to Board Members: Terms are complete for Rodg Gerhardt and Debbie Wallace.
 - b.) Nominees: Jim Applegate, Nancy Baesel, Tom Bennie, Thelma Bikulcius, Rodg Gerhardt and Debbie Wallace.
 - c.) Nominations from the floor
 - d.) Brief introduction from nominees
 - e.) Election Results
- 6.) Old Business: A brief question and answer period will be held to address issues that concern all members of the Association – not individuals. Any homeowner that has an individual question, concern or complaint should contact Lisa Bloomer at Management Plus. An extra service request form is also attached to your packet.
 - a.) Parking
 - b.) Handbook
- 7.) New Business:
- 8.) Adjournment:

MANAGEMENT REPORT:

Complete Property Management Group, Inc. D.B.A. Management Plus Realty Service manages your community. The property manager is Lisa Bloomer. Barb Yankie and Harry Bloomer assist in the daily management of your community. Judy Hauer is our administrative assistant and she is available for routine questions and concerns. Katie Smith handles the accounting department and is available to discuss any payment concerns. Harry Bloomer heads our service department. Pete Thoms and Tom Trentman take care of your routine service needs. During busy spring and summer months additional part time help is hired to handle routine service calls and major projects in the communities. Many outside contractors are used to handle your service needs and especially for major projects.

Cash in the operating account as of 12/31/2000 was \$1,267.20. Cash in the reserve account as of 12/31/2000 was \$18,959.56.

Major work accomplished in 2000 was termite treatments and termite renewals, installation of allen block wall near buildings 1200 & 1300, the completion of the roof replacements, installation of new lights at all front entrance doors, the completion of the replacement of the shakes on Building 300, replacement of some garage doors, replacement and repairs of water & sewer lines and underground lines, tree removal and tree trimming, and the starting of the replacement of the underground lines at building 1300.

2001 Landscaping Contract has been awarded to Shayler Creek Landscaping.

2001 Snow Removal Contract: The contract was awarded to Shayler Creek Landscaping. Snow shoveling and snow plowing is done at two inches or more. Homeowners should be prepared to take care of any snow up to two inches. Homeowners should also be prepared to take care of ice removal.

Service Request Forms: These forms should be used to request exterior maintenance and landscaping needs at your unit or in the community. Extra forms are available from Management Plus. If you requested work to be done and it has not been done, please fill out another form and send to Management Plus.

2001 Budget: The Board approved the 2001 Budget. The monthly condominium fees did not increase. Fees remain the same at \$175.00 per unit per month. Monthly condominium fees should be made payable to Montgomery Meadows and mailed to P.O. Box 691440 Cincinnati, Ohio 45269-1440.

Additional funding to the Reserve Account: The Board approved an additional \$1000.00 per unit for the year 2001. This fee is an annual fee – not monthly. Payment arrangements can be made with Management Plus. These funds will be placed into the reserve account in order to pay for reserve expense items. The Board anticipates the following work to be done or at least started in 2001:

- a.) Some sealcoating and driveway work
- b.) Complete project at building 1300

- c.) Start replacing the gutters and downspouts
- d.) Start installing gutter guards
- e.) Replace some additional garage doors
- f.) Additional tree trimming and removal
- g.) Renew termite contracts and treat any new units
- h.) Drainage and undergrounds replaced as needed

Parking/Lottery: We plan to discuss this topic at the meeting. In order to tow parking violators we must post the community and hire a tow company. Lisa Bloomer has made arrangements with a tow company to begin towing violators of the parking rules and regulations. The Board will discuss and approve this at the next Board Meeting.

Communications: A copy of the Minutes to the monthly Board Meetings are sent to all homeowners each month. Several homeowners have expressed an interest in having a newsletter monthly or quarterly. If anyone has any interest in working on a newsletter, please contact Management Plus.

Winter preparation: Please be sure that your home is prepared for winter such as your outside spigot is turned off. Please be sure that you have brought in your hoses. We do hope that all homeowners know where the water shut off is for your unit. If you do not have a water shut off valve in your unit, you may wish to contact a plumber to see about having one installed. If you have the building water shut valve, please contact Management Plus.

Correspondence to Management Plus: Please do not send any correspondence for Management Plus to the P.O. Box with your payment. This is sent automatically to the bank and they do not forward your notes, letters, etc. All correspondence should be sent to our main office: 285 Northland Boulevard Cincinnati, Ohio 45246, by fax at 513-326-2554 or by e-mail at Lisa@mprs.net.

Our emergency phone number (twenty-four hours a day) is 618-8166.

Rules/Handbook: The Board of Trustees has approved a new handbook. Each homeowner will be given a copy.

We, at Management Plus would like to take this opportunity to thank the current Board of Trustees for all their hard work in 2000. We are looking forward to a very productive 2001.

Respectfully,
Complete Property Management Group, Inc.
D.B.A. Management Plus Realty Service

Important Phone Numbers:

Complete Property Management Group, Inc.
D.B.A. Management Plus Realty Service
285 Northland Boulevard
Cincinnati, Ohio 45246
513-772-2570 – Office
513-326-2554 – Fax

Lisa Bloomer	ext. 12 – Property Manager
Judy Hauer	ext. 10 – Administrative Assistant
Barb Yankie	ext. 14 – Property Manager
Harry Bloomer	ext. 13 – Service Manager
Katie Smith	ext. 16 – Accounting Manager

EMERGENCY PHONE NUMBER – ANSWERING SERVICE

513-618-8166

Mariemont Insurance – Craig Ferrall 5725 Dragon Way Cincinnati, Ohio 45227
513-271-4060 or fax at 513-271-4398

Shayler Creek Landscaping – 1294 Batavia Pike Batavia, Ohio 45103, 772-2570

MONTGOMERY MEADOWS HOA

2001 OPERATING BUDGET

INCOME:

Monthly Assessments: 47 units x \$175.00 x 12 months	\$ 98,700.00
Additional Funding of Reserves: 47 units x \$1000.00	\$ 47,000.00

TOTAL INCOME: \$145,700.00

EXPENSES:

Management Fee	\$ 7,050.00
Audit Fees	\$ 1,500.00
Legal Fees	\$ 650.00
Postage & Copies	\$ 1,300.00
Insurance	\$ 8,000.00
Miscellaneous	\$ 180.00
Property Taxes	\$ 50.00
Federal Income Taxes	\$ 220.00
Electricity	\$ 1,700.00
Water & Sewer	\$ 15,500.00
Building Maintenance	\$ 15,000.00
Landscape Services	\$ 25,000.00
Trash Removal	\$ 5,640.00
Snow Removal	\$ 3,500.00
Reserves	\$ 13,410.00
Additional Funding to Reserves	\$ 47,000.00

TOTAL EXPENSES: \$145,700.00

EXCESS RECEIPTS OVER DISBURSMENTS: \$ 000.00

The monthly homeowner fees for the year 2001 will remain at \$175.00 per month. The Board of Trustees approved additional funding to the reserve account of \$1000.00 per unit for 2001.

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
2000 VS. 2001

ITEM	2000 ACTUAL	2000 BUDGET	2001 BUDGET
INCOME:			
ASSESSMENT	\$ 100,355.00	\$ 98,700.00	\$ 98,700.00
2000 FUNDING RESERVE	\$ 40,695.00	\$ 47,000.00	\$ -
LATE FEE	\$ 385.00	\$ -	\$ -
2001 FUND RESERVE	\$ 4,000.00	\$ -	\$ 47,000.00
LEGAL FEE REIMB.	\$ 200.00	\$ -	\$ -
MISCELLANEOUS	\$ 50.00	\$ -	\$ -
INSURANCE REFUND	\$ 2,653.20	\$ -	\$ -
TOTAL INCOME	\$ 148,338.20	\$ 145,700.00	\$ 145,700.00
EXPENSES:			
MANAGEMENT FEES	\$ 7,050.00	\$ 7,050.00	\$ 7,050.00
AUDIT FEES	\$ 1,065.00	\$ 1,000.00	\$ 1,500.00
LEGAL FEES	\$ 980.00	\$ 650.00	\$ 650.00
POSTAGE & COPIES	\$ 2,521.22	\$ 1,300.00	\$ 1,300.00
INSURANCE	\$ 7,596.20	\$ 7,500.00	\$ 8,000.00
MISCELLANEOUS	\$ 215.00	\$ 180.00	\$ 180.00
PROPERTY TAXES	\$ 26.32	\$ 50.00	\$ 50.00
FEDERAL INCOME	\$ 220.00	\$ 75.00	\$ 220.00
ELECTRICITY	\$ 1,640.52	\$ 1,600.00	\$ 1,700.00
WATER & SEWER	\$ 18,272.86	\$ 14,500.00	\$ 15,500.00
MAINTENANCE	\$ 16,978.63	\$ 11,000.00	\$ 15,000.00
LANDSCAPE SERVICE	\$ 22,215.57	\$ 25,000.00	\$ 25,000.00
TRASH REMOVAL	\$ 6,100.00	\$ 5,640.00	\$ 5,640.00
SNOW REMOVAL	\$ 3,478.25	\$ 3,000.00	\$ 3,500.00
RESERVES	\$ 15,120.00	\$ 20,155.00	\$ 13,410.00
RESERVES EXTRA 2000	\$ 46,615.00	\$ 47,000.00	\$ -
INSURANCE CLAIM	\$ 410.00	\$ -	\$ -
RESERVES EXTRA 2001	\$ 2,000.00	-	\$ 47,000.00
TOTAL EXPENSES:	\$ 152,504.57	\$ 145,700.00	\$ 145,700.00
EXCESS:	\$ (4,166.37)	\$ -	\$ -

1999 BEGINNING BALANCE \$6433.57

BALANCE IN OPERATING ACCOUNT 12/31/2000 WAS \$1,267.20

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
RESERVE STATEMENT
12/31/2000

Reserve Balance 12/31/1999 was \$4,481.20

Item	Income	Expenses	Balance
Funds from Checking	\$15,120.00		
Extra Funding Reserves 2000	\$46,615.00		
Extra Funding Reserves 2001	\$2,000.00		
Interest	\$2,185.22		
Termite Treatments		\$ 4,748.80	
Tree Work		\$ 5,654.04	
Allen Block Wall		\$ 2,186.78	
1300 Building		\$ 11,490.00	
Roofing & Gutters		\$ 16,019.00	
Lighting		\$ 4,668.25	
Garage Doors		\$ 2,356.00	
Sewer Lines, Undergrounds		\$ 1,672.05	
Painting		\$ 1,161.94	
Shakes		\$ 1,485.00	
Totals:	\$ 65,920.22	\$ 51,441.86	\$ 18,959.56

Balance in Reserves 12/31/2000 was \$18,959.56

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
SERVICE REQUEST FORM

OWNER: _____ DATE: _____

ADDRESS: _____ UNIT #: _____

DAYTIME PHONE NUMBER: _____ FAX #: _____

PROBLEM: (BE EXPLICIT): _____

PLEASE STATE ANY OTHER PROBLEMS, CONCERNS, OR QUESTIONS YOU
MAY HAVE: _____

TO BE FILLED OUT BY REPAIR PERSON: WORK DONE, TIME AND
DATES, WORK COMPLETED BY AND ANY FURTHER COMMENTS:

PLEASE MAIL REQUEST TO MANAGEMENT PLUS REALTY SERVICE AT 285
NORTHLAND BOULEVARD CINCINNATI, OHIO 45246 OR FAX TO
513-326-2554 ATTN. HARRY BLOOMER E-MAIL HARRY@MPRS.NET

THE MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION

JANUARY 8, 2001

PROXY/BALLOT

PLEASE TAKE THE TIME TO VOTE: YOUR VOTE IS VERY IMPORTANT!

The undersigned represents that he/she is unable to attend the Montgomery Meadows Homeowners Association Meeting on Monday, January 8, 2001 at 7:00 p.m. at Terwilliger Lodge at 10530 Deerfield Road, and hereby authorizes the use of this Proxy Ballot to represent my vote as indicated at said Meeting or at any adjournments thereof.

Two positions available: **Vote for no more than two (2) nominees: Place an (x) next to the two names:**

Jim Applegate _____

Nancy Baesel _____

Tom Bennie _____

Thelma Bikulcius _____

Rodg Gerhardt _____

Debbie Wallace _____

If you plan to attend the Homeowners Meeting on Monday, January 8, 2001, please bring this ballot with you. This will be your way to cast your vote.

Signature of Unit Owner: _____

Address: _____

Phone Number: _____

Date: _____