

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
MONDAY, JANUARY 14, 2002

CALL TO ORDER: Rodg Gerhardt called the meeting to order at 7:00 p.m.

ATTENDANCE TAKEN: Rodg Gerhardt, Maurice Trabout, Thelma Bikulcius and Don Kindle. Amy Darrah, Debbie Wallace and Jack Dodd had an excused absence. 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 November 12, 2001 Board of Trustees Meeting.

MANAGEMENT REPORT: The Board approved the management report as written. Balance in the checking account as of December 31, 2001 was \$8,837.71. The balance in the reserve account as of December 31, 2001 was \$26,675.40. The Board reviewed the past due report. The Board approved the payment of the invoices submitted by Management Plus.

OLD/NEW BUSINESS:

- a.) Additional Funding of Reserve: Homeowners are reminded the first installment of \$500.00 is due January 2002. Second payment of \$500.00 due July 1, 2002.
- b.) Tree Work: Tree Images should be on the property shortly taking care of work.
- c.) Paving Work: Bids will be obtained for the 2002 season. Rodg Gerhardt and Thelma Bikulcius agreed to meet with Lisa Bloomer and the contractors.
- d.) 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.
- e.) Snow Removal: Shayler Creek will be taking care of the snow removal this winter. Sidewalks and parking lot will not be done until after two inches of snow has fallen. Prior to two inches of snow and before the contractor arrives the homeowner would be responsible for snow removal. Extra snow removal product has been left in the unlocked garages.
- f.) Lottery Parking Spaces: New parking spaces will be available at the annual meeting. Anyone interested in participating in the lottery drawing, please send written notification to Montgomery Meadows Parking Lottery – c/o Management Plus 285 Northland Boulevard Cincinnati, Ohio 45246.

- g.) *Walk Through: Management Plus personnel and Shayler Creek personnel continue to work on the landscaping and maintenance list.*
- h.) *Interior Damage to Units: Homeowners are reminded that if they experience interior damage to the unit for any reason they should contact their own insurance company to report the interior damage and send written notice to the management company so that the insurance company for the Association can be put on notice. Homeowners are encouraged to carry an HO6 insurance policy with additional riders or coverage's such as earthquake coverage, flood coverage, betterments and improvements, loss assessment coverage, liability coverage, back up of sewer and drains, special assessment coverage, etc.*
- i.) *Reserves: The Board authorized an additional \$6,300.00 to be transferred from the reserve account from the checking account.*
- j.) *Service/Maintenance Needs: Homeowners are reminded to use a service request form and send to Management Plus to report any service or maintenance needs in the community.*
- k.) *Updated Homeowner Roster: The Board requested that Management Plus send homeowners an updated homeowner roster.*
- l.) *Parking: Homeowners/Residents are reminded to inform your guests of the parking procedures within the community. Guests should only be parked in designated parking spaces. Violators of any of the parking rules are subject to towing at the expense of the vehicle owner.*
- m.) *102 Improvement Application for new storm/screen door: Homeowner should submit application and paperwork to the architectural committee. The color of the storm door must match the color of the front door.*
- n.) ANNUAL MEETING: THE ANNUAL MEETING IS SCHEDULED FOR JANUARY 24, 2002. THE MEETING WILL BEGIN AT 7:00 P.M. The following homeowners have agreed to run for the Board: Jack Dodd, Debbie Wallace and Walter Rugh. Please remember to send in your proxy/ballot if you are unable to attend the annual meeting.**

ADJOURNMENT: With no further business to discuss the meeting adjourned at 8:40 p.m. The next Board Meeting is scheduled for February 11, 2002. The meeting will be held at the home of Rodg Gerhardt - 101.

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
 Period: 12/01/01 to 12/31/01

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
06310 Assessment Income	7,362.50	8,225.00	(862.50)	98,902.00	98,700.00	202.00	98,700.00
06335 Additional Funding to Reserves	140.00	.00	140.00	42,440.00	47,000.00	(4,560.00)	47,000.00
06340 Late Fee Income	60.00	.00	60.00	445.00	.00	445.00	.00
06920 Misc. Income	.00	.00	.00	61.00	.00	61.00	.00
06930 Insurance reimbursement	4,250.00	.00	4,250.00	4,250.00	.00	4,250.00	.00
06940 2002 Special Assessment	1,000.00	.00	1,000.00	1,000.00	.00	1,000.00	.00
TOTAL INCOME:	12,812.50	8,225.00	4,587.50	147,098.00	145,700.00	1,398.00	145,700.00
EXPENSES:							
07010 Management Fees	587.50	593.00	5.50	7,050.00	7,050.00	.00	7,050.00
07140 Audit Fees	.00	125.00	125.00	2,180.00	1,500.00	(680.00)	1,500.00
07160 Legal Fees	.00	56.00	56.00	320.00	650.00	330.00	650.00
07260 Postage & Copies	221.06	112.00	(109.06)	1,601.62	1,300.00	(301.62)	1,300.00
07280 Insurance General	.00	674.00	674.00	7,243.20	8,000.00	756.80	8,000.00
07300 Miscellaneous General	.00	15.00	15.00	445.00	180.00	(265.00)	180.00
07320 Property Tax	.00	6.00	6.00	26.04	50.00	23.96	50.00
07430 Federal Income Tax	.00	22.00	22.00	270.00	220.00	(50.00)	220.00
08910 Electricity	139.54	149.00	9.46	1,366.44	1,700.00	333.56	1,700.00
08930 Water & Sewer	3,731.09	1,299.00	(2,432.09)	14,351.53	15,500.00	1,148.47	15,500.00
09110 Building Maintenance	2,068.67	1,250.00	(818.67)	12,760.16	15,000.00	2,239.84	15,000.00
09610 Lawn Maintenance	1,763.15	2,087.00	323.85	22,057.68	25,000.00	2,942.32	25,000.00
09700 Trash Removal	481.75	470.00	(11.75)	5,781.00	5,640.00	(141.00)	5,640.00
09800 Snow Removal	254.00	299.00	45.00	2,145.82	3,500.00	1,354.18	3,500.00
09910 Reserves	6,117.00	1,123.00	(4,994.00)	18,404.00	13,410.00	(4,994.00)	13,410.00
09930 Additional Funding to Reserves	.00	.00	.00	43,525.00	47,000.00	3,475.00	47,000.00
TOTAL EXPENSES:	15,363.76	8,280.00	(7,083.76)	139,527.49	145,700.00	6,172.51	145,700.00
EXCESS RCPT OVER DISBSMT	(2,551.26)	(55.00)	(2,496.26)	7,570.51	.00	7,570.51	.00

PREVIOUS BALANCE 11/30/01 \$ 11,388.97
 EXCESS RCPT OVER DISBSMT \$ (2,551.26)
 CASH IN BANK 12/31/01 \$ 8,837.71

01900
 139,527.49
 20,598.49
 34,979.55

 112,578.04

**MONTGOMERY MEADOWS
RESERVE SUMMARY
December 31, 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		0.00	2,400.00	2,400.00
Roofs	0.00		987.00	-987.00	0.00	987.00
Gutters/Downspouts	-4,215.00	4,300.00		85.00	11,002.00	10,917.00 (85.00)
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	383.40			383.40	2,234.00	1,850.60 (383.40)
Tree Trim/Removal	0.00			0.00	0.00	0.00
Landscape Improvement:	-753.66	760.00		6.34	760.00	753.66 (6.34)
Hemlocks	0.00			0.00	0.00	0.00
Termite Renewal	-1,473.70	657.00		-816.70	657.00	1,473.70 816.70
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	3,351.00		1,250.00	2,101.00	3,351.00	1,250.00 (2101)
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		4,750.00	-4,750.00	0.00	4,750.00
Miscellaneous	-47.70			-47.70	0.00	47.70
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	43,525.00			43,525.00	41,525.00	0.00
1300 Building	-11,758.85			-11,758.85	0.00	26,533.19
Contingency	1,204.72			1,204.72	0.00	980.50
Totals:	26,375.01	6,117.00	6,987.00	25,505.01	61,929.00	55,383.55
Interest:	1,075.18	95.21		1,170.39		
TOTAL:	27,450.19	6,212.21	6,987.00	26,675.40	61,929.00	55,383.55

34,979.55
22,513.60
5,665.85
6545.45