

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
MONDAY, APRIL 8, 2002**

CALL TO ORDER: Walter Rugh called the meeting to order at 7:00 p.m.

ATTENDANCE TAKEN: Walter Rugh, Rodg Gerhardt, Maurice Trabout, Thelma Bikulcius, Debbie Wallace, and Jack Dodd. Amy Darrah was absent from the meeting. 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 March 11, 2002 Board of Trustees Meeting.

COMMITTEE REPORTS:

Nominating Committee: No update

Architectural Committee: No update:

Unit owner of #702 needs to return drawings to Debbie Wallace – 802 when she is finished with them.

Budget Committee: No update

Review of Documents Committee: A meeting is schedule in April 2002. The Board requests that the homeowners review your documents and let the Board know of any changes you would recommend.

MANAGEMENT REPORT: The Board approved the management report as written. Balance in the checking account as of March 31, 2002 was \$3,178.37. The balance in the reserve account as of March 31, 2002 was \$60,937.06. 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: Second payment of \$500.00 due July 1, 2002.
- b.) Paving Work: Southern Ohio Sealcoating will be working on the paving work this spring/summer.
- c.) Walk Through: The Board scheduled the spring walk through (weather permitting) for April 27, 2002 at 9:00 a.m. If you have any specific concerns that you would like the Board to look at, please send a written notice to Management Plus.

- d.) Dryer Vents and Kitchen Vents: Homeowners are reminded to clean out your dryer vents and kitchen vents. You want to be sure all lint; birds' nests, etc. are not clogging your vents.
- e.) Chimney – Fireplaces: Homeowners are reminded to have your chimney fireplace checked and cleaned on a regular basis.
- f.) Water shut off valves: Homeowners and residents are encouraged to know where your shut off valve is for your unit. Homeowners and residents are also encouraged to know which unit in your cluster has the shut off valve for your entire cluster. Please check your shut off valve on a regular basis to be sure it is operational. If you do not have a shut off valve for your entire unit, we highly recommend that you hire a plumber to have one installed. PLEASE SEND WRITTEN NOTIFICATION TO THE MANAGEMENT COMPANY OF WHERE YOUR SHUT OFF VALVE IS.
- g.) Neighbor issue: The neighbor next to 1301 – not part of Montgomery Meadows contacted the management company regarding the drainage of the downspouts of the 1300 Building. Management Plus and Jeffrey Allen Corporation are working with the neighbor and the City of Montgomery.
- h.) Audit Vs. Review: This discussion was brought up again. The Board agreed to continue with the hiring of CPA firms to perform an annual review of the Association's records.
- i.) Parking violator: The Board requested that a copy of the parking rules be sent to unit 602 again. The homeowner and or their guests are violating the parking rules. Excess vehicles should be parked in the medical building.
- j.) 2002 Review by CPA Firm: The 2000 review has been completed by the CPA firm. Anyone interested in receiving a copy, please send written notice to Management Plus Realty Service 285 Northland Boulevard Cincinnati, Ohio 45246, fax at 513-772-2570 or by e-mail at Lisa@mprs.net.
- k.) 100 Garage: The Board agreed to continue to monitor the garage for any movement.
- l.) Termites: The Board is getting a bid from Terminix for the baiting program.
- m.) Landscaping: The Board discussed the pool condition of the lawn. The landscaper is behind scheduled due to weather conditions.

ADJOURNMENT: With no further business to discuss the meeting adjourned at 8:10 p.m. The next Board Meeting is scheduled for May 13, 2002. The meeting will be held at the home of Debbie Wallace - 802. Lisa Bloomer is unable to attend the meeting.

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
 Period: 03/01/02 to 03/31/02

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME:								
06310	Assessment Income	7,647.50	8,225.00	(577.50)	22,367.50	24,675.00	(2,307.50)	98,700.00
06335	Additional Funding to Reserves	2,175.00	.00	2,175.00	34,840.00	47,000.00	(12,160.00)	47,000.00
06340	Late Fee Income	30.00	.00	30.00	60.00	.00	60.00	.00
06920	Misc. Income	.00	.00	.00	158.50	.00	158.50	.00
06950	Deposit refunded	.00	.00	.00	100.00	.00	100.00	.00
	TOTAL INCOME:	9,852.50	8,225.00	1,627.50	57,526.00	71,675.00	(14,149.00)	145,700.00
EXPENSES:								
07010	Management Fees	599.25	599.00	(.25)	1,797.75	1,798.00	.25	7,191.00
07140	Accounting Fees	.00	.00	.00	.00	.00	.00	1,500.00
07160	Legal Fees	350.00	54.00	(296.00)	545.00	162.00	(383.00)	650.00
07260	Postage & Copies	.00	133.00	133.00	582.44	399.00	(183.44)	1,600.00
07280	Insurance General	1,557.40	725.00	(832.40)	4,485.50	3,600.00	(885.50)	8,700.00
07300	Miscellaneous General	165.00	20.00	(145.00)	165.00	60.00	(105.00)	250.00
07320	Property Tax	.00	.00	.00	26.46	25.00	(1.46)	50.00
07430	Federal Income Tax	190.00	300.00	110.00	190.00	300.00	110.00	300.00
08910	Electricity	129.52	141.00	11.48	409.01	423.00	13.99	1,700.00
08930	Water & Sewer	.00	3,875.00	3,875.00	.00	3,875.00	3,875.00	15,500.00
09110	Building Maintenance	860.05	1,250.00	389.95	6,029.50	3,750.00	(2,279.50)	15,000.00
09610	Lawn Maintenance	1,763.15	2,083.00	319.85	5,289.45	6,249.00	959.55	25,000.00
09700	Trash Removal	481.75	482.00	.25	1,445.25	1,445.00	(.25)	5,781.00
09750	Extermination	.00	.00	.00	133.50	.00	(133.50)	.00
09800	Snow Removal	127.00	1,000.00	873.00	127.00	3,000.00	2,873.00	3,500.00
09910	Reserves	998.16	998.00	(.16)	2,994.48	2,994.00	(.48)	11,978.00
09930	Additional Funding to Reserves	1,702.50	.00	(1,702.50)	38,965.00	47,000.00	8,035.00	47,000.00
	TOTAL EXPENSES:	8,923.78	11,660.00	2,736.22	63,185.34	75,080.00	11,894.66	145,700.00
	EXCESS RECPT OVER DISBSMT	928.72	(3,435.00)	4,363.72	(5,659.34)	(3,405.00)	(2,254.34)	.00
=====								

PREVIOUS BALANCE 02/28/02 \$ 2,249.65
 EXCESS RECPT OVER DISBSMT \$ 928.72
 CASH IN BANK 03/31/02 \$ 3,178.37

**MONTGOMERY MEADOWS
RESERVE SUMMARY
March 31, 2002**

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	10,000.00			10,000.00	0.00	0.00
Concrete	0.00			0.00	0.00	0.00
Water & Sewer Lines	0.00			0.00	0.00	0.00
Roofs	0.00			0.00	0.00	0.00
Gutters/Downspouts	3,000.00			3,000.00	0.00	0.00
Gutter Guards	2,000.00			2,000.00	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	1,996.32	998.16		2,994.48	2,994.48	0.00
Shutters	0.00			0.00	0.00	0.00
Trim Garages	0.00			0.00	0.00	0.00
Drainage/Undergrounds	6,300.00			6,300.00	6,300.00	0.00
Tree Trim/Removal	-4,960.00			-4,960.00	0.00	4,960.00
Landscape Improvements	0.00			0.00	0.00	0.00
Hemlocks	0.00			0.00	0.00	0.00
Termite Renewal	1,866.50		42.40	1,824.10	0.00	175.90
Termite New	-834.50			-834.50	0.00	2,834.50
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	7,000.00			7,000.00	0.00	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	0.00			0.00	0.00	0.00
Electrical Box Covers	0.00			0.00	0.00	0.00
Electrical Wiring Transfor	0.00			0.00	0.00	0.00
Additional Funding 2002	30,962.50	1,702.50		32,665.00	32,665.00	0.00
Contingency	745.58			745.58	0.00	0.00
Totals:	58,076.40	2,700.66	42.40	60,734.66	41,959.48	7,970.40
Interest:	0.00	202.40	0.00	202.40	202.40	0.00
TOTAL:	58,076.40	2,903.06	42.40	60,937.06	42,161.88	7,970.40