

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
MONDAY, February 14, 2005

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

ATTENDANCE TAKEN: Board members present were Walter Rugh, Thelma Bikulcius, Maurice Trabout, Jay Blount and John Britton. 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 January 10, 2005 Annual Meeting. The minutes will be distributed to the community.

COMMITTEE REPORTS:

- a.) **Nominating Committee:** The annual meeting was January 10, 2005. Debbie Wallace, Wally Rugh and Jack Dodd were reelected.
- b.) **Architectural Committee:** Improvement Applications – none.
- c.) **Budget Committee:** The monthly fee is \$195.00 per unit per month and the Board approved an additional funding of the reserve account at an annual fee of \$550.00 per unit. Homeowners would be able to pay ½ the fee January 1, 2005 of \$275.00 and the other ½ of the fee \$275.00 July 1, 2005. The Board agreed to charge a late fee for a fee past due.

MANAGEMENT REPORT: The Board approved the management report as written. Balance in the checking account as of January 31, 2005 was \$21,865.37. The balance in the reserve account as of January 31, 2005 was \$1,752.42. The Board reviewed the past due report and the prepaid report. The Board approved the payment of the invoices submitted by Management Plus.

Homeowners that pay fees late or have not paid on the additional funding of the reserve account for 2005: The Board approved a policy that Management Plus should immediately file a lien on all accounts that are past due three months. For example, any homeowner that has not paid the first installment of the additional funding of the reserve account as of March 31, 2005 will be subject to a lien being filed with no further notice given. The Board is forced to set this policy since we cannot operate or maintain the property if the homeowners do not pay the monthly assessment or the additional funding of the reserve account in a timely manner.

OLD/NEW BUSINESS:

- a.) **Porches 800:** The Board hired Schneider Home Equipment to install railings at units 802, 803 and 804. The railings have been installed.
- b.) **Roofing Repairs:** The Board agreed to get updated bids for necessary roofing repairs for 2005. Buildings 1304-1305, 503-504, 501-502, 1102-1103.
- c.) **Gutter and Downspout Replacements:** The Board agreed to get updated bids for necessary gutter and downspout replacements for 2005. (Buildings 1100, 1200, 1000 and 900)

- d.) Bids for front porches 300 Building: The Board agreed to solicit bids for the front porches at the 300 Building. No determination has been made if this work will be done in 2005.
- e.) Parking violators: The parking problems in the community were discussed. Homeowners are reminded that the occupants of the units should not be parking in the guest parking spaces.
- f.) Homeowner of 203 fell in the common area: The Board agreed that the homeowner should turn the claim into his own insurance company.
- g.) Garage door lock 1200 Building: John Britton agreed to install the lock and give a key to all homeowners and one for Management Plus.
- h.) Federal Pacific Panels: The Board reviewed bids and agreed not to take any action at this time.
- i.) 2004 accounting review and tax return: The Board agreed to hire Flagel, Huber, Flagel & Co.
- j.) Financial picture for 2005: It does not look like the Board will be able to complete all scheduled projects for 2005 in 2005 they may need to be spread of 2005 and 2006 due to the lack of monies in the reserve account. The reserve account is very low for the amount of work needed in the community. Adjustments may be needed for the fees and the additional funding of the reserve account for 2006.
- k.) **Proposed Amendment: The Board is mailing to all homeowners a proposed amendment that will allow amendments to take effect immediately after recording instead of three years from the date of recording. Also included in this amendment gives the Board the right to charge late fees, court costs, attorney fees, interest, administrative fees, Enforcement Assessment, Charges for Damages, collection costs, paralegal fees, etc. if a homeowner is in violation of the Covenants and Restrictions of the Community. The Board is encouraging all homeowners to vote "Yes" for this amendment. This amendment will allow the Board more latitude in favor of the homeowners to maintain the property and to protect the values of your home. This amendment will allow the Board the latitude to be able to enforce the rules of the community with penalties and fines if homeowners and residents do not cooperate. In the past, the Boards hands have been tied due to the lack of wording in the original Declaration. Please return your ballot immediately to Management Plus. If anyone has any questions or concerns regarding this proposed amendment – please feel free to attend the April 11, 2005 Board Meeting.**
- l.) Crack filling: The Board requested that Management Plus solicit bids for crack filling in 2005.
- m.) Homeowners of 1201 and 1203 attended the Board Meeting: The homeowners attended the Board Meeting to discuss their concerns with the new residents of 1202. Concerns consisted of, but are not limited to parking, grill, who is occupying the unit, storage of personal belongings in the garage, maintaining the exterior of the home, etc. Management Plus to contact the homeowner and to see to it that the new resident has a copy of the handbook. Perhaps the new

owner is not aware of the rules of the community. The Board does encourage the homeowners to work to together to solve some of these issues.

- n.) Termite treatments for 2005: Buildings tentatively scheduled are 100, 200 and 300. The Board agreed to wait at this time before executing the contract – approximate cost \$7249.00.
- o.) Selling your unit: Please keep in mind that the Association is not a party to your sales agreement. If any work is a contingency in your sales agreement, you the seller are agreeing to pay for and have this work done. Prior to having any work done, in the limited or common area the Board must first approve it. A homeowner **cannot** agree that the Association will do work contingent in your sales agreement. A homeowner cannot commit for the Association. If your buyer wants work done and you agree to it, (you agree to pay for it and take care of it – with Board approval). Be very careful in agreeing to take care of items that are not your responsibility or obligation. You as a homeowner cannot agree or authorize repairs, replacements or expenditures for the Association.

Do **not** agree to take care of any Association related items. If something is needed or wanted at your unit, that could be an Association expense, please send in a service request form. It is the Board's decision to act on this expenditure and when to act on this expenditure – not the homeowner. We cannot guarantee that any specific item that is a cost of the Association will be taken care of prior to any closing. The two (Association maintenance and your closing) are NOT related in any manner.

- p.) Service Requests: If you are having any service needs, please use a service request form and forward it to Management Plus Realty Service either by mail, fax or e-mail. If you do not have a service request form, you may send a note. All service requests (except for true emergencies) must be in writing. If you notice lights out in the community, please contact Rodg Gerhardt directly at 101 or 792-9222.
- q.) Management Plus – emergency phone number – 513-618-8166.
Office phone number - 513-772-2570
Lisa Bloomer – ext. 12 (Lisa.Bloomer@mprs.net)
Joan James – ext. 17 – Joan.James@mprs.net) Joan is Lisa Bloomer's assistant
Fax number – 513-326-2554
Office address – 285 Northland Boulevard Cincinnati, Ohio 45246

If you would like for Lisa Bloomer to give you a returned phone call – please leave a voice mail message on her voice mail – 772-2570 ext. 12.

ADJOURNMENT: With no further business to discuss, the meeting adjourned at 8:10 p.m. The next meeting is March 14, 2005 at the home of Jay Blount – 202. The Board requested that Management Plus put together a Board Meeting schedule for 2005.

GENERAL INFORMATION:

Please do not throw trash in the community. Our walkers in the community are commenting that they need to be picking up the trash on a regular basis. If you see any trash, please pick it up. Please be sure your trash bags are securely closed when placed out for Rumpke.

The Board has noticed some parking violators again. Please remember that homeowners or occupants of the unit should not be parking in the visitor parking spaces. Unauthorized vehicles or parking violators can be towed at the vehicle owner's expense with no additional notice given.

April 11, 2005 – Thelma Bikulcius May 9, 2005 – Jack Dodd, June 13, 2005 – Debbie Wallace
July 11, 2005 – John Britton, August 8, 2005 – Wally Rugh
September 12, 2005 – Mo Trabout October 10, 2005 – Jay Blount
November 14, 2005 – Thelma Bikulcius December 2005 – no meeting

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
 Period: 01/01/05 to 01/31/05

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Assessment Income	9,115.00	9,165.00	(50.00)	9,115.00	9,165.00	(50.00)	109,980.00
06335 Additional Funding to Reserve	16,885.00	25,850.00	(8,965.00)	16,885.00	25,850.00	(8,965.00)	25,850.00
06340 Late Fee Income	15.00	.00	15.00	15.00	.00	15.00	.00
06920 Misc. Income	50.00	.00	50.00	50.00	.00	50.00	.00
TOTAL INCOME:	26,065.00	35,015.00	(8,950.00)	26,065.00	35,015.00	(8,950.00)	135,830.00
EXPENSES:							
07010 Management Fees	611.00	611.00	.00	611.00	611.00	.00	7,332.00
07140 Accounting Fees	.00	.00	.00	.00	.00	.00	1,600.00
07160 Legal Fees	435.00	87.00	(348.00)	435.00	87.00	(348.00)	1,000.00
07260 Postage & Copies	216.00	150.00	(66.00)	216.00	150.00	(66.00)	1,800.00
07280 Insurance General	2,401.20	2,402.00	.80	2,401.20	2,402.00	.80	11,500.00
07300 Miscellaneous General	.00	20.00	20.00	.00	20.00	20.00	250.00
07320 Property Tax	27.16	25.00	(2.16)	27.16	25.00	(2.16)	50.00
07340 Federal Income Tax	.00	300.00	300.00	.00	300.00	300.00	300.00
08910 Electricity	159.02	150.00	(9.02)	159.02	150.00	(9.02)	1,800.00
08930 Water & Sewer	.00	.00	.00	.00	.00	.00	18,000.00
09110 Building Maintenance	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
09610 Lawn Maintenance	1,763.15	1,924.00	160.85	1,763.15	1,924.00	160.85	23,000.00
700 Trash Removal	482.49	500.00	17.51	482.49	500.00	17.51	6,000.00
800 Snow Removal	.00	1,500.00	1,500.00	.00	1,500.00	1,500.00	4,500.00
09910 Reserves	1,491.00	1,491.00	.00	1,491.00	1,491.00	.00	17,648.00
09930 Additional Funding to Reserve	.00	12,925.00	12,925.00	.00	12,925.00	12,925.00	25,850.00
TOTAL EXPENSES:	7,586.02	23,335.00	15,748.98	7,586.02	23,335.00	15,748.98	135,830.00
EXCESS RECPT OVER DISBSMT	18,478.98	11,680.00	6,798.98	18,478.98	11,680.00	6,798.98	.00

PREVIOUS BALANCE 12/31/04 \$ 3,386.39
 EXCESS RECPT OVER DISBSMT \$18,478.98
 CASH IN BANK 01/31/05 \$21,865.37

Reserve Balance 1/31/2005 \$1,752.42