

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
MONDAY, May 2, 2005

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

ATTENDANCE TAKEN: Board members present were Walter Rugh, Maurice Trabout, Debbie Wallace, Jack Dodd, Jay Blount and John Britton. Thelma Bikulcius 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 April 11, 2005 Board of Trustees Meeting. The minutes will be distributed to the community.

COMMITTEE REPORTS:

- a.) **Architectural Committee:** Improvement Applications – none.
- b.) **Budget Committee:** The budget committee met on April 29, 2005 and made a recommendation to the Board that Management Plus get a bid for a reserve study.

MANAGEMENT REPORT: The Board approved the management report as written. Balance in the checking account as of April 30, 2005 was \$8,203.00. The balance in the reserve account as of April 30, 2005 was \$12,925.96. The Board reviewed the past due report and the prepaid report. The Board approved the payment of the invoices submitted by Management Plus.

OLD/NEW BUSINESS:

- a.) **Roofing Repairs:** The Board had already hired Baker Roofer for building 500. Additional work to be done in 2006.
- b.) **Gutter and Downspout Replacements:** The Board had already hired Murphy Home Improvement to install new gutters and downspouts on building 900. Additional work to be done in 2006.
- c.) **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.
- d.) **Reserve Study:** The Board requested that Management Plus get a bid to do a reserve study for the community.
- e.) **Proposed Amendment:** **The Board has mailed 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.

- f.) Crack filling: The Board reviewed a bid from Southern Ohio Seal coating for crack filling in 2005. During the walk through the Board will look at additional repair work that may be needed.
- g.) Termite treatments for 2005: The Board at this time does not plan to treat any buildings in 2005 for termites. This work will be tabled until 2006. Buildings tentatively scheduled are 100, 200 and 300. Termite inspections: The Board requested that Ace Exterminating stop at unit 805 each month for the inspections.
- h.) Spring walk through: May 14, 2005 at 9:00 a.m.
- i.) Request from 1001 for reimbursement for common area repairs: The Board will further review this matter.
- j.) Reminder to homeowners: Please do not make common area repairs and expect that the Association will reimburse you. The Board is under no obligation to reimburse homeowners for common area repairs that they have made.
- k.) Condition of garages in the community: Homeowners and residents need to be considerate of your neighbors. Please be sure not to store personal belongings in the garage that may interfere in the other homeowners and residents of using the garages effectively.
- l.) Questions from homeowner 1301 Cynthia Albl: The Board discussed the matter and will review further after the walk through.
- m.) Dryer Vents: Homeowners are reminded that it is a safety issue and you should have your dryer vent cleaned out on a regular basis. The dryer vent should be cleaned from the interior and the exterior. Several companies in the area perform this task for a minimal fee.
- n.) 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.

- o.)** 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.

- p.)** 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 8:00 p.m. The next meeting is June 13, 2005 at the home of Debbie Wallace - 802.

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.

June 13, 2005 – Debbie Wallace - 802
July 11, 2005 – John Britton - 1306
September 12, 2005 – Mo Trabou - 103
November 14, 2005 – Thelma Bikulcius – 403

August 8, 2005 – Wally Rugh - 805
October 10, 2005 – Jay Blount - 201
December 2005 – no meeting

New address for Management Plus is 9912 Windisch Road West Chester, Ohio 45069.

The offices of Management Plus will be closed for the office move from June 21, 2005 – June 27, 2005.

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
 Period: 04/01/05 to 04/30/05

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Assessment Income	7,820.00	9,165.00	(1,345.00)	33,200.00	36,660.00	(3,460.00)	109,980.00
06335 Additional Funding to Reserve	620.00	.00	620.00	19,575.00	25,850.00	(6,275.00)	25,850.00
06340 Late Fee Income	60.00	.00	60.00	165.00	.00	165.00	.00
06920 Misc. Income	.00	.00	.00	75.00	.00	75.00	.00
TOTAL INCOME:	8,500.00	9,165.00	(665.00)	53,015.00	62,510.00	(9,495.00)	135,830.00
EXPENSES:							
07010 Management Fees	611.00	611.00	.00	2,444.00	2,444.00	.00	7,332.00
07140 Accounting Fees	.00	.00	.00	.00	.00	.00	1,600.00
07160 Legal Fees	.00	83.00	83.00	779.78	336.00	(443.78)	1,000.00
07250 Postage & Copies	312.48	150.00	(162.48)	803.78	600.00	(203.78)	1,800.00
07280 Insurance General	1,195.60	1,500.00	304.40	6,602.00	6,902.00	300.00	11,500.00
07300 Miscellaneous General	175.00	20.00	(155.00)	175.00	80.00	(95.00)	250.00
07320 Property Tax	.00	.00	.00	27.16	25.00	(2.16)	50.00
07340 Federal Income Tax	.00	.00	.00	.00	300.00	300.00	300.00
08910 Electricity	142.70	150.00	7.30	612.92	600.00	(12.92)	1,800.00
08930 Water & Sewer	.00	.00	.00	4,433.11	4,500.00	66.89	18,000.00
09110 Building Maintenance	812.38	1,250.00	437.62	2,114.68	5,000.00	2,885.32	15,000.00
09610 Lawn Maintenance	1,763.15	1,916.00	152.85	7,052.60	7,672.00	619.40	23,000.00
09700 Trash Removal	482.49	500.00	17.51	1,929.96	2,000.00	70.04	6,000.00
09800 Snow Removal	.00	.00	.00	5,259.40	4,500.00	(759.40)	4,500.00
09910 Reserves	1,491.00	1,487.00	(4.00)	5,964.00	5,952.00	(12.00)	17,848.00
09930 Additional Funding to Reserve	.00	.00	.00	10,000.00	12,925.00	2,925.00	25,850.00
TOTAL EXPENSES:	6,985.80	7,667.00	681.20	48,198.39	53,836.00	5,637.61	135,830.00
EXCESS RECPT OVER DISBSMT	1,514.20	1,498.00	16.20	4,816.61	8,674.00	(3,857.39)	.00

PREVIOUS BALANCE 03/31/05 \$ 6,688.80
 EXCESS RECPT OVER DISBSMT \$ 1,514.20
 CASH IN BANK 04/30/05 \$ 8,203.00

April 5, 2005

Dear Homeowners of Montgomery Meadows HOA:

The Board of Directors for the Montgomery Meadows HOA requested that I send you this letter. Attached is an amendment prepared by the attorney for the Association to change your amendment process from three years from the date of recording to all amendments would be effective as of the recording date with 66 2/3% vote of approval of the homeowners. This amendment also gives the Board the right for enforcement of the covenants and restrictions along with enforcement assessments, late fees, charges for damages, collection costs, attorney fees, paralegal fees, interest, etc.

The Board is requesting that all homeowners vote in favor “YES” of the attached amendment. Please forward your vote to Management Plus Realty Service immediately. Please take the time to vote. Your vote is very important. If you do not return your ballot it is counted as a “NO” vote.

The Board is requesting that all homeowners vote “Yes” in order to help protect the property values of your home. With the current Declaration for the Association, the Board finds that they are unable to address certain issues due to the lack of authority the Board may have. The Board wants the ability to enforce the rules of the community and the Board is asking for more latitude in favor of the homeowners to maintain the property. In the past, the Board has been limited with their authority to deal with situations such as with the car alarm that went off for many days, homeowners not attending to the four foot area outside the home, damages to the common areas, lack of payment of fees from homeowners, etc.

If you have any questions regarding this matter, please contact one of the Board Members or Management Plus. If you have any questions regarding this amendment, please feel free to attend the April 11, 2005 Board Meeting.

Respectfully,

Lisa A. Bloomer
Property Manager