

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MONDAY, June 13, 2005

CALL TO ORDER: Debbie Wallace called the meeting to order at 7:00 p.m.

ATTENDANCE TAKEN: Board members present were Thelma Bikulcius, Maurice Trabout, Debbie Wallace, Jack Dodd and John Britton. Jay Blount and Walter Rugh 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 May 2, 2005 Board of Trustees Meeting. The minutes will be distributed to the community.

Homeowner Attendance: Nancy Baesel of 703 attended the meeting. She wanted to discuss her concerns regarding homeowners that continue to violate the parking rules. Homeowners are not permitted to use the guest parking spaces for your personal use. Please be sure to use your garage first, then your assigned parking space. Nancy Baesel also came to the meeting to discuss the new changes to the Ohio Revised Code and the new laws regarding condominium association. These new laws do not pertain to Montgomery Meadows since it is not a condominium association.

COMMITTEE REPORTS:

- a.) **Architectural Committee:** Improvement Applications – Russ/Michele Uckotter – 303 – new shutters – approved, underground dog fence – declined, enlargement of the deck – Board to investigate further – size submitted is not appropriate.
- 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. The Board approved the reserve study this evening. The budget committee will meet again once the reserve study has been completed.

MANAGEMENT REPORT: The Board approved the management report as written. Balance in the checking account as of May 31, 2005 was \$11,946.57. The balance in the reserve account as of May 31, 2005 was \$11,497.38. 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.) **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 over 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.

- c.) Reserve Study: The Board hired Savage Walker. Reserve study should be completed by October 31, 2005. The budget committee will meet again after the reserve study is completed.
- d.) **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.**
- e.) Crack filling: During the walk through the Board will look at additional repair work that may be needed.
- f.) Spring walk through: June 18, 2005 at 9:00 a.m.
- g.) Request from 1001 for reimbursement for common area repairs: The Board agreed to reimburse the homeowner for this work. 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.
- h.) Questions from 1002 Julie Harland: Gutters – they will be checked on the garage. Patio wall the Board to discuss further.
- i.) 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.
- j.) Garage door damage 203: The Board requested that Management Plus send a letter to the homeowner to have the damage repaired and or replaced at their sole expense.
- k.) Solar Lights: Please do not place solar lighting in the common area. Please only place the solar lights in your mulch beds. The Board, the Association, the Management Company or the landscapers are not responsible for any damage to your personal property. If you leave personal property outside you do so at your own risk.
- l.) 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.
- m.) Drainage work 501: Shayler Creek Landscaping will be addressing this issue as weather and scheduling permits.

- 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 – 9912 Windisch Road West Chester, Ohio 45069.

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 8:45 p.m. The next meeting is July 11, 2005 at the home of John Britton - 1306.

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.

July 11, 2005 – John Britton - 1306

September 12, 2005 – Mo Trabout - 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.

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

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Assessment Income	9,165.00	9,165.00	.00	42,365.00	45,825.00	(3,460.00)	109,980.00
06335	Additional Funding to Reserve	1,105.00	.00	1,105.00	20,680.00	25,850.00	(5,170.00)	25,850.00
06340	Late Fee Income	105.00	.00	105.00	270.00	.00	270.00	.00
06920	Misc. Income	.00	.00	.00	75.00	.00	75.00	.00
TOTAL INCOME:		10,375.00	9,165.00	1,210.00	63,390.00	71,675.00	(8,285.00)	135,830.00
EXPENSES:								
07010	Management Fees	611.00	611.00	.00	3,055.00	3,055.00	.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	419.00	(360.78)	1,000.00
07260	Postage & Copies	26.56	150.00	123.44	830.34	750.00	(80.34)	1,800.00
07280	Insurance General	1,195.60	1,098.00	(97.60)	7,797.60	8,000.00	202.40	11,500.00
07300	Miscellaneous General	.00	20.00	20.00	175.00	100.00	(75.00)	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	139.17	150.00	10.83	752.09	750.00	(2.09)	1,800.00
08930	Water & Sewer	.00	.00	.00	4,433.11	4,500.00	66.89	18,000.00
09110	Building Maintenance	325.00	1,250.00	925.00	2,439.68	6,250.00	3,810.32	15,000.00
09610	Lawn Maintenance	2,360.61	1,916.00	(444.61)	9,413.21	9,588.00	174.79	23,000.00
09700	Trash Removal	482.49	500.00	17.51	2,412.45	2,500.00	87.55	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)	7,455.00	7,439.00	(16.00)	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:		6,631.43	7,265.00	633.57	54,829.82	61,101.00	6,271.18	135,830.00
EXCESS RECPT OVER DISBSMT		3,743.57	1,900.00	1,843.57	8,560.18	10,574.00	(2,013.82)	.00

PREVIOUS BALANCE 04/30/05 \$ 8,203.00
 EXCESS RECPT OVER DISBSMT \$ 3,743.57
 CASH IN BANK 05/31/05 \$11,946.57