

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**MONDAY, MARCH 13, 2006**

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

**ATTENDANCE TAKEN:** Board members present were Walter Rugh, Thelma Bikulcius, Maurice Trabout, Russ Uckotter, Debbie Wallace and John Britton. 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 Directors approved the Minutes of the February 13, 2006 Board of Directors meeting as submitted by Management Plus.

**COMMITTEE REPORTS:**

a.) **Architectural Committee:** No update.

b.) **Budget Committee:** Reminder to homeowners to keep your monthly fees current and to pay as agreed with the \$1000.00 additional funding of the reserve. Homeowners that do not keep your accounts current are subject to lien and then foreclosure.

**MANAGEMENT REPORT:** The Board approved the management report as written. Balance in the checking account as of February 28, 2006 was \$11,938.08. The balance in the reserve account as of February 28, 2006 was \$33,315.28. Reserve expenditures in February 2006, consisted of \$1600.00 to Murphy Home Improvement for siding repairs due to roofing adjustments. The Board reviewed the past due report and agreed to proceed with lien on one homeowner that is past due. The Board reviewed the prepaid numbers for February 2006. The Board approved the payment of the invoices submitted by Management Plus.

**OLD/NEW BUSINESS:**

- a.) Roofing Repairs: Work needed at 1304, 1305 and 1102, 1103 where the two units meet. The homeowner from 603 reported that no water entered the unit during the last rain fall. Management Plus made a repair.
- b.) Tree removal work at the 1300 Building: The trees have been removed. Shayler Creek to clean up the stump grinding mess.
- c.) Electrical Inspection: The Board agreed not to take any action at this point. As homeowners experience problems the matter will be checked out and addressed if need be, if it is an association expense.
- d.) Gutters and downspouts: Units 1000, 1100, 1200, and 800.
- e.) Exterior Painting: Management Plus is soliciting a bid from Sam Hickman Painting.
- f.) Monthly Board Meetings: The Board of Directors for the Association meets February – November, once a month with Management Plus – the management company. The annual meeting is in January and no meeting is held in December. The normal monthly meeting is held on the second Monday of the month at 7:00 p.m. and the meeting is normally over by 8:00 p.m. If

a homeowner has a concern that they would like to address the Board about, please send written notice to Management Plus one week prior to the meeting so that the management company and the Board can be prepared to meet with you. At the Board Meeting the Board will listen to your concerns and most likely will not make any decision until the homeowner leaves the meeting or until the next month. All homeowners are welcome to attend the monthly board meetings – as an observer only – not a participant. The monthly meetings are a board meeting not a homeowner meeting.

- g.) Discussion of time of year for annual meeting: The Board agreed to start having the annual meeting in May in hopes that with good weather more homeowners would attend. The next annual meeting will be May 2007.
- h.) Pot luck dinner: Russ and John agreed to put together a pot luck dinner for the community. More details will be sent to the homeowners.
- i.) Amendment to the Declaration: The Board requested that Management Plus send out the information and ballots to the new homeowners in the community and to any homeowners that voted no. Our goal is to see if we can get enough yes notes to amend the Declaration.
- j.) 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.

- k.) 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.
- l.) 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](mailto: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 8:00 p.m. The next meeting is April 10, 2006 at the home of Thelma Bikulcius - 403.

May 8, 2006	Jack Dodd	701
June 12, 2006	Debbie Wallace	802
July 10, 2006	John Britton	1305
August 14, 2006	Wally Rugh	805
September 11, 2006	Mo Trabout	103
October 9, 2006	Russ Uckotter	303
November 13, 2006	Jack Dodd	701
December 2006	no meeting	

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

REMEMBER – HOMEOWNERS ARE RESPONSIBLE FOR THE CLEAN UP OF THE MULCH BEDS WITHIN FOUR FEET OF YOUR UNIT. THE HOMEOWNER SHOULD MULCH, TRIM BACK BUSHES AND KEEP THE MULCH BEDS IN GOOD CONDITION AT THE FRONT, SIDES AND REAR OF THE UNITS.

**Montgomery Meadows HOA**  
**GENERAL FUNDS STATEMENT**  
 Period: 02/01/06 to 02/28/06

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>								
06310	Assessment Income	7,975.00	9,165.00	(1,190.00)	18,895.00	18,330.00	565.00	109,980.00
06335	Additional Funding to Reserve	588.33	.00	588.33	21,596.66	47,000.00	(25,403.34)	47,000.00
06340	Late Fee Income	15.00	.00	15.00	60.00	.00	60.00	.00
06350	Legal Fee Reimbursement	.00	.00	.00	270.00	.00	270.00	.00
06390	NSF fees	.00	.00	.00	25.00	.00	25.00	.00
<b>TOTAL INCOME:</b>		<b>8,578.33</b>	<b>9,165.00</b>	<b>(586.67)</b>	<b>40,846.66</b>	<b>65,330.00</b>	<b>(24,483.34)</b>	<b>156,980.00</b>
<b>EXPENSES:</b>								
07010	Management Fees	658.00	658.00	.00	1,316.00	1,316.00	.00	7,896.00
07140	Accounting Fees	.00	.00	.00	1,200.00	1,600.00	400.00	1,600.00
07160	Legal Fees	.00	83.00	83.00	.00	170.00	170.00	1,000.00
07260	Postage & Copies	74.29	166.00	91.71	439.04	340.00	(99.04)	2,000.00
07280	Insurance General	1,266.10	2,000.00	733.90	4,341.30	5,000.00	658.70	12,000.00
07300	Miscellaneous General	.00	20.00	20.00	.00	40.00	40.00	250.00
07320	Property Tax	.00	.00	.00	24.22	25.00	.78	50.00
07340	Federal Income Tax	.00	.00	.00	.00	300.00	300.00	300.00
08910	Electricity	206.88	158.00	(48.88)	411.37	320.00	(91.37)	1,900.00
08930	Water & Sewer	.00	.00	.00	4,992.57	5,250.00	257.43	21,000.00
09110	Building Maintenance	50.00	1,250.00	1,200.00	643.60	2,500.00	1,856.40	15,000.00
09610	Lawn Maintenance	1,763.15	1,916.00	152.85	3,526.30	3,840.00	313.70	23,000.00
09700	Trash Removal	347.80	525.00	177.20	838.28	1,050.00	211.72	6,300.00
09800	Snow Removal	230.40	1,000.00	769.60	230.40	2,500.00	2,269.60	4,500.00
09910	Reserves	1,098.00	1,098.00	.00	2,204.00	2,204.00	.00	13,184.00
09930	Additional Funding to Reserve	10,000.00	.00	(10,000.00)	10,000.00	47,000.00	37,000.00	47,000.00
<b>TOTAL EXPENSES:</b>		<b>15,694.62</b>	<b>8,874.00</b>	<b>(6,820.62)</b>	<b>30,167.08</b>	<b>73,455.00</b>	<b>43,287.92</b>	<b>156,980.00</b>
<b>EXCESS RECPT OVER DISBSMT</b>		<b>(7,116.29)</b>	<b>291.00</b>	<b>(7,407.29)</b>	<b>10,679.58</b>	<b>(8,125.00)</b>	<b>18,804.58</b>	<b>.00</b>

PREVIOUS BALANCE 01/31/06    \$19,054.37  
 EXCESS RECPT OVER DISBSMT    \$(7,116.29)  
 CASH IN BANK 02/28/06        \$11,938.08

*Reserve Balance 2/28/2006*  
*\$ 33,315.28*