

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MONDAY, APRIL 10, 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, Jack Dodd and John Britton. 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 March 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 March 31, 2006 was \$5,476.78. The balance in the reserve account as of March 31, 2006 was \$39,515.32. The Board reviewed the past due report and agreed to proceed with foreclosure on the one past due homeowner provided the account was not paid in full as of May 10, 2006. The homeowner has been assessed the lien and legal fees and these must be paid before the lien will be released. The Board reviewed the prepaid numbers for March 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. Board agreed to table this work until 2007, unless needed prior to that time. Management Plus will follow up on the homeowner of 603 regarding any further leaks.
- b.) Electrical work: The Board agreed to do 4 units in the common area at this time.
- c.) Gutters and downspouts: Units 1000, 1100, 1200, and 800 still need to be done in 2006 or 2007.
- d.) Exterior Painting: Sam Hickman to provide bid for painting of buildings 100 – 400.
- e.) Pot Luck Dinner: June 17, 2006 – 5:00 p.m. - ? Homeowners of Buildings 100-300 – please bring salads, Buildings 400-900 please bring side dishes, and Buildings 1000-1300 please bring deserts. Management Plus will donate the meat. BYOB and your own lawn chairs. We need serving tables, coolers, grills, corn hole games, etc. RSVP to Russ Uckotter – 984-1257 or russ@comey.com or John Britton – 984-8481 or john@pcfa.biz.
- f.) Next annual meeting: May 2007. The Board has agreed to move the next annual meeting to May 2007, in hopes that attendance will be better.

- g.) Landscaping: Management Plus to check on aeration of the community and the mulching process with Shayler Creek. Limb hanging over the main roadway. Mud slide on steps between 200-300 buildings.
- h.) Termite treatments for buildings 100-200-300: The Board agreed to table until 2007, unless termites are detected at these buildings prior to the spring of 2007.
- i.) Mo Trabout replaced lamp post: Thank you very much. It looks very nice.
- j.) Unit 801: Management Plus to check on status of ownership and occupancy.
- k.) Repairs to 400-500 side garage door: The repair/replacement work has not been completed. The work that was performed is not acceptable. Management Plus to address this issue.
- l.) Traffic needs to slow down: Reminder to homeowners and your guests. Please slow down while entering, exiting and parking in the community.
- m.) Welcome committee: The Board discussed this idea and will revisit the idea in the future.
- n.) Spring is finally here: Please clean up your landscaping and mulch beds within four feet of your home and in the rear of your patio. Please trim bushes, mulch, weed, etc. so that all units in the community look nice and are well maintained.
- o.) Garage Door Jack Dodd: Homeowner would like the panel to be replaced and not to replace the entire door. Management Plus to contact AE Door.
- p.) Stone work in the community: Shayler Creek will be working on another section of repairs to the stone work in the community. It was agreed that each year we would work on some of the stone work so as to be able to maintain over time.
- q.) 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.
- r.) 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.
- s.) 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.

- t.) 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.

- u.) 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 8:30 p.m. The next meeting is May 8, 2006 at the home of 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: 04/01/06 to 04/30/06

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	7,215.00	9,165.00	(1,950.00)	34,885.00	36,660.00	(1,775.00)	109,980.00
06335	Additional Funding to Reserve	2,638.33	.00	2,638.33	29,878.32	47,000.00	(17,121.68)	47,000.00
06340	Late Fee Income	.00	.00	.00	105.00	.00	105.00	.00
06350	Legal Fee Reimbursement	.00	.00	.00	270.00	.00	270.00	.00
06390	NSF fees	.00	.00	.00	50.00	.00	50.00	.00
TOTAL INCOME:		9,853.33	9,165.00	688.33	65,188.32	83,660.00	(18,471.68)	156,980.00
EXPENSES:								
07010	Management Fees	658.00	658.00	.00	2,632.00	2,632.00	.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	336.00	336.00	1,000.00
07260	Postage & Copies	.00	166.00	166.00	698.10	672.00	(26.10)	2,000.00
07280	Insurance General	1,266.10	1,000.00	(266.10)	6,873.50	7,300.00	426.50	12,000.00
07300	Miscellaneous General	.00	20.00	20.00	.00	80.00	80.00	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	156.05	158.00	1.95	734.49	636.00	(98.49)	1,900.00
08930	Water & Sewer	.00	.00	.00	10,062.86	10,500.00	437.14	21,000.00
09110	Building Maintenance	536.34	1,250.00	713.66	1,342.65	5,000.00	3,657.35	15,000.00
09130	Lawn Maintenance	1,763.15	1,916.00	152.85	7,052.60	7,672.00	619.40	23,000.00
09170	Trash Removal	662.70	525.00	(137.70)	2,006.23	2,100.00	93.77	6,300.00
09800	Snow Removal	.00	.00	.00	230.40	3,500.00	3,269.60	4,500.00
09910	Reserves	1,098.00	1,098.00	.00	4,400.00	4,400.00	.00	13,184.00
09930	Additional Funding to Reserve	.00	.00	.00	20,000.00	47,000.00	27,000.00	47,000.00
TOTAL EXPENSES:		6,140.34	6,874.00	733.66	57,257.05	93,753.00	36,495.95	156,980.00
EXCESS RECPT OVER DISBSMT		3,712.99	2,291.00	1,421.99	7,931.27	(10,093.00)	18,024.27	.00

PREVIOUS BALANCE 03/31/06 \$ 5,476.78
 EXCESS RECPT OVER DISBSMT \$ 3,712.99
 CASH IN BANK 04/30/06 \$ 9,189.77

Reserve Account as of
 4/30/06 \$49,037.99