

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MONDAY, JUNE 12, 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 May 8, 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 May 31, 2006 was \$12,066.96. The balance in the reserve account as of May 31, 2006 was \$38,325.30. The Board reviewed the past due report and the prepaid report. Liens cannot be released until all monies are paid in full, all attorney, legal and lien fees have been paid and the account is brought current.

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.
- b.) **Electrical work:** Curry Electric took care of the scheduled electrical repairs for 2006. In the fall the Board will evaluate the financial picture of the Association and determine if anymore work can be completed in 2006.
- c.) **Gutters and downspouts:** Units 1000, 1100, 1200, and 800 still need to be done in 2006 or 2007. Management Plus to solicit bids.
- d.) **Exterior Painting:** The Board requested that Management Plus double check to see when buildings 100-400 were painted the last time. Sam Hickman provided a proposal to paint and power wash buildings & garages 100 – 900 at a cost of \$20,925.00.
- 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, ice and pop. The Board will forward a receipt to Management Plus for reimbursement of these items. 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@pcfabiz.com.

- 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: Shayler Creek contract does include aeration in the fall. Shayler Creek will address the mud slide on the steps between 200-300. The landscapers each spring rake out the excess mulch in the common areas, apply a pre-emergent and then install the new mulch.
- 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.) Report from 1103: Ace Exterminating has been contacted to check the home for carpenter ants, carpenter bees and termites. These are the only items covered by the association. The homeowner is concerned about the drainage around her home. She is not taking in any water – but is concerned that she could in the future. The homeowner reported that the garage door is not operating properly since the last downpour. The homeowner is responsible for all the garage door equipment and garage door opener. The Association only replaces the garage doors when they determine the appropriate time and the Association paints the original doors about every four years. The new maintenance free doors are not painted. The Board requested that Management Plus have Steve Verssen set up an appointment with the homeowner regarding these issues.
- j.) Request from 603: The homeowner asked the Board to take care of the replacement of her carpet due to roof leak: The homeowner will be advised to contact her own insurance company and her insurance company or the homeowner will be responsible for any carpet repairs, cleaning or replacement. The Association does not take care of the carpet for the homeowner. John Britton agreed to contact the homeowner on this issue.
- k.) Broken panel on original garage door at 701: Management Plus to contact AE Door to get price to replace the two doors at the 1300 building and use the old panels from the 1300 building to repair the garage door at 701.
- l.) 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.
- m.) Traffic needs to slow down: Reminder to homeowners and your guests. Please slow down while entering, exiting and parking in the community. Children are playing in the parking lots and on the driveways. We certainly do not encourage this activity as drivers may not be able to see the children or have sufficient time to respond to a child in the driveway or in the parking areas.
- n.) Welcome committee: The Board discussed this idea and will revisit the idea in the future. The Board discussed the idea to update the current handbook and to find a way to be sure that all homeowners have read and understood the Declaration and Bylaws prior to moving into the community.
- o.) Tree work: Wally agreed to work with the contractors – we have many trees in the community that need to be cut back or removed.
- p.) Summer is almost 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. Please keep the ivy off the buildings and walkways.
- q.) 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.

- r.) 100 Garage Floor: Management Plus to contact Steve Verssen to inspect the movement of the garage.
- s.) Bees need more attention at the 700 rear of the building: Management Plus to contact Complete Pest.
- t.) One section of walkway at 703: Management Plus to get bid to replace one piece of concrete sidewalk at the 700 building.
- u.) 601/602: Management Plus to send letter to homeowners that the decks need to be cleaned and sealed. The homeowners need to repair and or replace the front doors and side lights. The wood is all rotten.
- v.) Parking problems: In the area of the 600-700-800 Buildings some homeowners have additional vehicles and are parking them in the guest spots. This is not acceptable. Homeowner vehicles can be towed if they parked in a visitor spot. If you have more than two vehicles you must make arrangements to park them off the property, work out an agreement with a neighbor that only has one vehicle, or have one of the three annual lottery parking spaces. Homeowners cannot use the visitor parking spaces for occupants of the home.
- w.) 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.
- x.) 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.

- y.) 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.
- z.) 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 8:20 p.m. The next meeting is July 10, 2006 at the home of John Britton - 1306.

July 10, 2006	John Britton	1306
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. PLEASE KEEP THE IVY OFF OF THE BUILDINGS AND SIDING.

THE BOARD WOULD LIKE TO THANK ALL THE HOMEOWNERS THAT HAVE KEPT YOUR LANDSCAPE BEDS SO PRETTY. THE FLOWERS ARE BEAUTIFUL. THE BOARD APPRECIATES WHAT AN EXCELLENT JOB HOMEOWNERS HAVE DONE TO BEAUTIFY THE COMMUNITY.

THE BOARD WOULD LIKE TO THANK ALL THE HOMEOWNERS THAT ARE COMING TO THE COMMUNITY PICNIC.

Montgomery Meadows HOA
GENERAL FUNDS STATEMENT
 Period: 05/01/06 to 05/31/06

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Assessment Income	10,170.00	9,165.00	1,005.00	45,055.00	45,825.00	(770.00)	109,980.00
06335 Additional Funding to Reserve	593.33	.00	593.33	30,471.65	47,000.00	(16,528.35)	47,000.00
06340 Late Fee Income	45.00	.00	45.00	150.00	.00	150.00	.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:	10,808.33	9,165.00	1,643.33	75,996.65	92,825.00	(16,828.35)	156,980.00
EXPENSES:							
07010 Management Fees	658.00	658.00	.00	3,290.00	3,290.00	.00	7,896.00
07140 Accounting Fees	.00	.00	.00	1,200.00	1,600.00	400.00	1,600.00
07160 Legal Fees	260.00	83.00	(177.00)	260.00	419.00	159.00	1,000.00
07260 Postage & Copies	234.93	166.00	(68.93)	933.03	838.00	(95.03)	2,000.00
07280 Insurance General	1,266.10	1,000.00	(266.10)	8,139.60	8,300.00	160.40	12,000.00
07300 Miscellaneous General	260.00	20.00	(240.00)	260.00	100.00	(160.00)	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	154.87	158.00	3.13	889.36	794.00	(95.36)	1,900.00
08930 Water & Sewer	.00	.00	.00	10,062.86	10,500.00	437.14	21,000.00
110 Building Maintenance	1,406.02	1,250.00	(156.02)	2,748.67	6,250.00	3,501.33	15,000.00
09610 Lawn Maintenance	2,087.97	1,916.00	(171.97)	9,140.57	9,588.00	447.43	23,000.00
09700 Trash Removal	505.25	525.00	19.75	2,511.48	2,625.00	113.52	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	5,498.00	5,498.00	.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:	7,931.14	6,874.00	(1,057.14)	65,188.19	100,627.00	35,438.81	156,980.00
EXCESS RECPT OVER DISBSMT	2,877.19	2,291.00	586.19	10,808.46	(7,802.00)	18,610.46	.00

PREVIOUS BALANCE 04/30/06 \$ 9,189.77
 EXCESS RECPT OVER DISBSMT \$ 2,877.19
 CASH IN BANK 05/31/06 \$12,066.96

MONTGOMERY MEADOWS RESERVES MAY 31, 2006

Beginning Balance 4/30/2006	\$40,037.99
Deposits:	
Monthly Deposit from Checking	\$ 1,098.00
Withdrawals:	
Sam Hickman	\$ 975.00
Curry Electric	\$ 1,887.00
Interest 5/31/2006	\$ 51.31
Balance 5/31/2006	\$38,325.30