

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**MONDAY, JULY 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 June 12, 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 June 30, 2006 was \$16,628.87. The balance in the reserve account as of June 30, 2006 was \$39,465.24. 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. The Board approved 1000 and 1100 Buildings. The Board plans to do 1200 and 800 in 2007.
- d.) **Exterior Painting:** The previous paint schedule was reviewed and the Board agreed not to do any painting in 2006.
- e.) **Pot Luck Dinner:** June 17, 2006 – 5:00 p.m. - ? The Board was very pleased with all the homeowner participation and would like to thank all the homeowners for helping and attending.
- 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. A list of items needing attention was forwarded to Shayler Creek.

- 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 on 1103: Steve Verssen to meet with the homeowner.
- j.) Request from 603: The Board agreed to pay up to \$200.00 or one half of the invoice whichever is the lesser amount.
- k.) Broken panel on original garage door at 701: Management Plus is waiting on a bid from 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: The Board agreed to hire Tree Images.
- 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. The Board authorized up to \$1500.00 for 2006 and they wanted to be sure that building 1200 was on the list.
- q.) 100 Garage Floor: Steve Verssen inspected the movement of the garage and will be preparing specifications for the contractors to bid off of.
- r.) One section of walkway at 703: Management Plus to get bid to replace one piece of concrete sidewalk at the 700 building.
- s.) 601/602: Management Plus sent letter to the 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. Management Plus is to send a letter to 602 regarding the parking concerns and violations. Vehicles in violation of the parking rules can be towed with no further notice. The Board approved for 601 to bring in a temporary dumpster – time not to exceed 10 days.
- t.) 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.

- u.) Amendment to the Declaration: John Britton agreed to contact homeowners to see if he could not get more signatures so the amendment could pass.
- v.) Shayler Creek: Management Plus to forward another list of items that need to be done in the community.
- w.) Parking spots: Parking spots marked improperly will be blackened out and marked temporarily until the paving company can remark them.
- x.) City of Montgomery: This missed one of the fire hydrants. Management Plus to contact the City of Montgomery.
- y.) The Board would like to thank all homeowners that worked on the pot luck dinner. The Board would like to thank all homeowners that have improved their garden areas and have pretty flowers out. The community looks good with all the beautiful flowers.
- z.) Trash: Covered trash cans should not be placed out until after 6:00 p.m. the day before trash and recycling is collected. The day following trash pick up all trash cans should be put away. Homeowners should place suitable covered containers out and be sure that the trash can is securely closed and covered to help prevent animals from breaking into the trash cans to eat any food or to make a mess in the community. The trash cans should be put away before 6:00 p.m. on the day of trash and recycling. Trash cans should be returned to the garage. Trash cans should not be left out, except for the trash and recycling day. If you plan to vacation during trash pick-up day, please make arrangements with a neighbor to take out your trash and bring back in all of your trash cans.
- aa.) 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.

- bb.) 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.
- cc.) 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 August 14, 2006 at the home of Wally Rugh - 805.

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 EXCELLENT JOB HOMEOWNERS HAVE DONE TO BEAUTIFY THE COMMUNITY.**

**Montgomery Meadows HOA**  
**GENERAL FUNDS STATEMENT**  
 Period: 06/01/06 to 06/30/06

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>INCOME:</b>								
06310	Assessment Income	12,075.00	9,165.00	2,910.00	57,130.00	54,990.00	2,140.00	109,980.00
06335	Additional Funding to Reserve	4,533.33	.00	4,533.33	35,004.98	47,000.00	(11,995.02)	47,000.00
06340	Late Fee Income	30.00	.00	30.00	180.00	.00	180.00	.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
	<b>TOTAL INCOME:</b>	<b>16,638.33</b>	<b>9,165.00</b>	<b>7,473.33</b>	<b>92,634.98</b>	<b>101,990.00</b>	<b>(9,355.02)</b>	<b>156,980.00</b>
<b>EXPENSES:</b>								
07010	Management Fees	658.00	658.00	.00	3,948.00	3,948.00	.00	7,896.00
07140	Accounting Fees	250.00	.00	(250.00)	1,450.00	1,600.00	150.00	1,600.00
07160	Legal Fees	40.00	83.00	43.00	300.00	502.00	202.00	1,000.00
07260	Postage & Copies	120.88	166.00	45.12	1,053.91	1,004.00	(49.91)	2,000.00
07280	Insurance General	1,266.10	1,300.00	33.90	9,405.70	9,600.00	194.30	12,000.00
07300	Miscellaneous General	.00	20.00	20.00	260.00	120.00	(140.00)	250.00
07320	Property Tax	.00	25.00	25.00	24.22	50.00	25.78	50.00
07340	Federal Income Tax	.00	.00	.00	.00	300.00	300.00	300.00
08910	Electricity	160.61	158.00	(2.61)	1,049.97	952.00	(97.97)	1,900.00
08930	Water & Sewer	4,920.55	5,250.00	329.45	14,983.41	15,750.00	766.59	21,000.00
110	Building Maintenance	894.50	1,250.00	355.50	3,643.17	7,500.00	3,856.83	15,000.00
09610	Lawn Maintenance	2,162.53	1,916.00	(246.53)	11,303.10	11,504.00	200.90	23,000.00
09700	Trash Removal	505.25	525.00	19.75	3,016.73	3,150.00	133.27	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	6,596.00	6,596.00	.00	13,184.00
09930	Additional Funding to Reserve	.00	.00	.00	20,000.00	47,000.00	27,000.00	47,000.00
	<b>TOTAL EXPENSES:</b>	<b>12,076.42</b>	<b>12,449.00</b>	<b>372.58</b>	<b>77,264.61</b>	<b>113,076.00</b>	<b>35,811.39</b>	<b>156,980.00</b>
	<b>EXCESS RCPT OVER DISBSMT</b>	<b>4,561.91</b>	<b>(3,284.00)</b>	<b>7,845.91</b>	<b>15,370.37</b>	<b>(11,086.00)</b>	<b>26,456.37</b>	<b>.00</b>
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PREVIOUS BALANCE 05/31/06    \$12,066.96  
 EXCESS RCPT OVER DISBSMT    \$ 4,561.91  
 CASH IN BANK 06/30/06        \$16,628.87

MONTGOMERY MEADOWS RESERVES JUNE 30, 2006

Beginning Balance 5/31/2006 \$38,325.30

Deposits:

Monthly Deposit from Checking \$ 1,098.00

Withdrawals:

Interest 6/30/2006 \$ 47.80

Interest withholding \$ 5.86

**Balance 6/30/2006 \$39,465.24**