

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
MONDAY, AUGUST 14, 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 July 10, 2006 Board of Directors meeting as submitted by Management Plus.

COMMITTEE REPORTS:

- a.) **Architectural Committee:** 303 – replace rear storm door – approved. 303 – Plant tree – approved. 1002 – Window replacement – approved.
- 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. First budget meeting to work on the 2007 Budget is scheduled for September 29, 2006 at 3:00 p.m.

MANAGEMENT REPORT: The Board approved the management report as written. Balance in the checking account as of July 31, 2006 was \$19,233.41. The balance in the reserve account as of July 31, 2006 was \$50,614.07. 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.) 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.
- c.) 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.
- d.) Landscaping: Management Plus has received complaints about landscaping services. Management Plus has spoken with Shayler Creek about these concerns.
- e.) 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.
- f.) Engineer inspection of the 1100 Building: Foundation cracks are the homeowner responsibility. Garage repairs for 1103 are a homeowner responsibility. Mud standing on the patio slab is a homeowner responsibility – homeowner may want to have it lifted and this would be her expense. The deck above the patios are a homeowner responsibility. The homeowner of 1103 may want to hire her own engineer to investigate her concerns.

- g.) Request from 603: The homeowner should submit a copy of the invoice so that she can be reimbursed up to \$200.00 or one half of the invoice whichever is the lesser amount.
- h.) AE Door Sales: Broken panel on original garage door at 701 will be replaced. The two door garage doors at the 1300 Building will be replaced.
- i.) Parking: Management Plus sent letters to violators. The situation appears to be better at this point. Speed bumps were discussed to help slow down some of the traffic. The Board requested that Management Plus contact the City of Montgomery about the no outlet sign – it needs to be moved if possible. The lottery spots can be renumbered at the front of the parking spots instead of against the wall. Corner of Shakerdale and Montgomery Road the visibility is poor for bike riders, joggers, etc.
- j.) Bid from Shayler Creek for area by 400 parking spaces: The Board agreed not to take any action at this point.
- k.) 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.
- l.) Tree work: The Board agreed to hire Tree Images.
- m.) 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.
- n.) 100 Garage Floor: Steve Verssen inspected the movement of the garage and will be preparing specifications for the contractors to bid off of.
- o.) 601/602: Management Plus to send another letter to the homeowners – the first letter was not very clear regarding the front door and side lights.
- p.) Amendment to the Declaration: John Britton agreed to contact homeowners to see if he could not get more signatures so the amendment could pass.
- q.) Parking spots: Parking spots marked improperly will be blackened out and marked temporarily until the paving company can remark them.
- r.) 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.
- 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 8:07 p.m. The next meeting is September 11, 2006 at the home of Mo Trabout - 103.

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| 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.

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.