

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**MONDAY, SEPTEMBER 11, 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. Joan James 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 August 14, 2006 Board of Directors meeting as submitted by Management Plus.

**COMMITTEE REPORTS:**

- a.) **Architectural Committee:** 601 – windows: Thelma will discuss with the homeowner to be sure the windows will match the building and the outside appearance is consistent with the community.
- 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.
- c.) **Nominating Committee:** The annual meeting will be held in May, 2007. No action at this time.

**MANAGEMENT REPORT:** The Board approved the management report as written. Balance in the checking account as of August 31, 2006 was \$11,345.67. The balance in the reserve account as of August 31, 2006 was \$61,781.61. 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.) Concerns from 1103: The Board requested Management Plus send a letter explaining what the Association is responsible for and what the homeowner is responsible for.
- g.) Request from 603: The homeowner has not submitted a receipt for reimbursement.
- 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. The Board questioned why it is taking so long for the garage doors to be replaced. Management Plus to get this project moving.
- 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. Management Plus contacted 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 – Management Plus sent a letter to the occupants of the building and asked for the landscaping to be trimmed for better visibility.
- j.) Garage door at 400: The Board is not satisfied with the repair and would like this job finished. The repair is not an easy one – the Board suggested it may need a carpenter to fix.
- k.) Maintenance work: The Board asked for clarification on the time it takes to clean gutters. The stop sign post by the corner of Shakerdale and Shakertown is wobbly and loose. There is some concrete repair needed at the top of stairs at the 300 building, drain area. The Board wants all stack boots to be the same color on the buildings.
- l.) Tree work: Tree Images to contact Dr. Rugh to walk the community and review the work to be done before they begin.
- m.) Stone work in the community: The Board requested the mortar smears on the 1001 building be cleaned up before the next meeting.
- n.) 100 Garage Floor: Steve Verssen's report will be used as the specifications for contractors to bid on the work.
- o.) 601/602: Management Plus sent revised letters to the homeowners.
- 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. The Board wants this work completed as soon as possible.
- r.) Rumpke: The Rumpke truck dripped white material in areas of the community. Management Plus to contact Rumpke and have them come out and clean up the blacktop.
- s.) 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.

t.) 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.

u.) Service Requests: If you have 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.

v.) 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 October 9, 2006 at the home of Russ Uckotter - 303.

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.**

**Minutes approved by the Board 10/9/2006**  
**Minutes submitted by Management Plus.**