

Meadow Wood Condominiums Owners Association
Meeting Minutes
June 13, 2016

Joel Burchfiel – Secretary
Gary Walsh – Treasurer
Carol Janowski – Chairman

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Called to order at 5:30pm

Attendees:

Molly Boyle #36
Dan Jones #76
Tammy Anderson #81
Jim & Shirley Flynn #53
Jim Robinson #5
Steven Powers #49
Bo Bolton #7
Judy Frazier #11
Pauline Ruder #13
Pam Moore #58/66
Gene Phipps & Charlie Garland #24

Minutes from 5/9 were read. Carol made a motion to approve minutes as is. Gary seconded the motion, motion carried.

Treasurer's Report:

As of 5/30:

Operating: 2077.67

Reserve: 81257.16

Construction Defect: 7137.56

As of 6/13:

Operating: 2022.14

Reserve: 79267.16

Construction Defect: 7137.56

Gary mentioned that we are over budget on sewer use – possibly partially due to water leaks as mentioned in previous minutes.

The pool was resurfaced for \$3800. The addition \$6000 in pool repairs in the reserve fund may be moved into the construction defect account.

Windows for units 60 and 61 have been replaced.

The board was approved for a line of credit of 80K. This amount is enough to complete one entire building (8 total units). However, once this is complete, the board has no more money for construction defect repairs. The options at that point will be to try and get the loan from the bank (need 75% owner approval), or wait for the suit to be resolved. First building (48-54) repairs are set for 6/27, and may take up to two weeks.

Gary made a motion to open another account with the bank that provided us with the line of credit. Opening the account is a condition of receiving the line of credit. The board will likely move half the reserve money to the other bank. Carol seconded the motion. Motion carried.

QPM Report:

Robert brought to the attention of the board that persons that do not own condos at Meadow Wood can't own garages.

All gutters have been cleaned.

Garage pressure washing has been completed and trim has been painted.

It was determined that there was a leak near unit 59 of approx. 800 gallons per day. Due to water meter mislabeling other leaks were harder to locate. The leak detection company couldn't locate any water saturation near 79/80. They are thinking there is a leak there, but that it may be deeper than expected. They asked the board to remove dirt from the area so they could come back and measure the soil further underground.

The board discussed options to get the outside spigots working.

The board received one bid for a new insurance plan. The plan would cost about 24K/year, about \$500 more per month. Robert has other bids in process. The board also wants to know if we can get a better rate by telling the carrier not to cover units with polybutylene plumbing.

Robert also mentioned that we still owed about 16K in collections past 30 days. One unit in which the tenant has passed away, accounts for about 7K of this balance.

Old Business:

Litigation with NFPM will be rescheduled to 9/15 based on order filed by attorney James Stout.

A CPA has been hired by the board to investigate NFPM accounting from 2014. A second appointment is scheduled for 6/14. The board will be asking the CPA to investigate the checks to the title company.

New Business:

Carol made a motion to give QPM a pay raise from \$350 to \$500/month. Gary seconded the motion. Motion carried.

Gary made a motion to change the locks on the back gate, pool, and exercise room. New keys will be issued to owners up to date on the HOA dues. Carol seconded the motion. Motion carried.

Carol read a statement from Shelly from 2012 that stated no vehicle repairs are allowed in the parking lot. This rule was already in place prior to Carol's motion in January.

The minutes from 8/27/12 also state that commercial vehicle parking is not allowed. Gary made a motion that the board adheres to this rule. The motion will prohibit parking of commercial vehicles in uncovered, unassigned spaces, effective 30 days from today (6/13/16). After 7/13/16, commercial vehicles parked in these spaces will receive a 72-hour notice to be moved. After notice expires, owner will be charged \$10/vehicle/day. Joel seconded the motion. Motion carried.

Next meeting will be held on 7/11/16 @ 530pm in the clubhouse.

Meeting adjourned at 7:27pm