

Meadow Wood Condominiums Owners Association

Meeting Minutes

July 13, 2017

Judy Frazier.....Chairperson
mwcchair@gmail.com

Gary Walsh.....Treasurer
mwctrea@gmail.com

Cindy Dyer.....Secretary
mwcsec@gmail.com

Present: Judy Frazier, Cindy Dyer, Robert Rood (Quality Property Mgt).
Absent: Gary Walsh

Quorum; yes

Meeting was called to order at 5:35 p.m.

Owners and renters from the following units attended the meeting:
8,80,82,84,31,36,19,53,24,62,58,60,51,49,30,48

Minutes from the June 13, 2017 meeting were read and accepted.

Treasurer's report as of July 13, 2017 was presented by Judy Frazier;

Banner Bank accounts

Reserve \$17,683.97

Operating \$18,200.08

Construction Defect \$9,602.81

QPM Trust Account \$20,313.46

Alliance Reserve Fund \$60,071.95

Old Business:

Lights: New LED light was installed in the pool. Exterior lights are also repaired and working now.

Keys: New keys for the back gate and pool area will be available soon. The locks will be changed on July 31, so get copies of keys before that time.

Sprinklers: there were some significant electrical issues going on, but the repairs have been done and all leaks fixed. Please let QPM know if any additional issues are noticed.

Shopping Carts: there have been a significant decrease in the number of them being left on-site since the posting of the sign.

New Business:

Judy expressed a Thank You from the Board to all the existing residents who are assisting with the maintenance, landscape and pool maintenance duties. This helps to keep the complex looking nice for everyone.

Robert reminded the Board that the pool service cost was scheduled to increase. He also noted that it's getting more difficult to secure any contractor help with repairs, saying it was a tough market and this usually translates into increased costs – just something to keep in mind.

Robert also reported that HOA Collections were still in process, but that the balances remaining were very low which is a good thing.

Judy walked the property and reported that there were several items of concern that needed to be addressed;

- 1) The closets under the stairs seem to be a collective mess of trash, old storage, dirt, etc. She asked for suggestions from the residents and after some discussion it was agreed that taking the doors off would be the most economical fix for now.
- 2) Patios on some units were needing attention – many items not considered furniture were collecting in areas.
- 3) Plants and toys were also encroaching on the common walkways in some areas.

Robert will send a notice out to all residents addressing all of these items.

Gutters: are needing to be cleaned and Robert will follow up on this.

Items mentioned from the floor;

Parking; still an issue. No good solution to this problem at this point. Reminder to look at the website for the parking violation notice and instructions for helping to enforce the parking regulations – it takes everyone to help with enforcement.

Tree Stumps; can these be grinded down, some are pretty high and pose a tripping hazard. The Board will get something done on this as soon as possible.

Reminders;

Problems: please report issues to QPM, at 541-776-7674. This # is also posted on the door of the Club House.

Reminder – if you see something, say something. Police, non-emergency # 541-770-4783.

Email Correspondence: New email addresses specific to and for, the Meadow Wood HOA communications have been created and distributed. * These are now listed at the top of these minutes.

Next meeting is scheduled for Wednesday, August 16, 2017 at 5:30.

Meeting adjourned at 6:21 p.m.