

Meadow Wood Condominiums Owners Association

Meeting Minutes

June 11, 2018

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

Carol Janowski.....Treasurer
mwctrea@gmail.com

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

Board Members Present: Judy Frazier, Carol Janowski, Cindy Dyer

Absent: none

Guests: Robert Rood, QPM

Quorum; yes

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

Owners and renters from the following units attended the meeting:
36,13,81,58,66,5,24,31,40,56,51,62

Minutes from the April 23, 2018 meeting were read and approved.

Treasurer's report as of May 15, 2018 was presented by Judy, motion to approve made by Cindy. All in favor.

Banner Bank accounts

Reserve \$58,414.44

Operating \$16,483.25

Construction Defect \$10,455.36

QPM Trust Account \$ no report

Alliance Reserve Fund \$60,272.63

Old Business:

- Judy reminded everyone that the Replacement Reserves would be going down slightly over the next couple of months because many of the approved repairs would be done and paid for out of this account. Items such as the parking lot resurfacing, the tree cutting and trimming.
- Lights are still on the schedule for Aztec Electric to complete – just a busy time of year.
- Pressure washing of the buildings will be scheduled – still need to be careful around the open deck areas, etc.
- New gates around the Food-4-Less and garbage enclosure areas will be provided. Also privacy slats around the garbage enclosure will be done.

New Business:

- Judy asked the Board to consider a standard privacy fencing option for owners who wish to close in their patio/porches for more privacy. She brought a sample of a white, vinyl/plastic lattice that was used on a unit and it looks really nice. Standardizing gives the complex a much better look from the outside. A motion was made by Judy to approve, Carol 2nd the motion. All in favor and motion passed.
- Judy reminded all those in attendance to read their rules and become familiar with things that are allowed and dis-allowed. She went on to say that there have been several notices given for things such as using patios for storage, for not asking HOA approval for deck and patio coverings, using non approved window shades/coverings and a few other items that make the complex look unattractive, especially for owners who are trying to sell or rent their units.

Items from the floor:

- Trespass Agreement with the City of Medford Police Department was updated and filed. This Agreement allows the police to remove folks who do not belong on the premises. Without this agreement they cannot do much because it's private property.
- Judy reminded folks that if there is a security concern and the security patrol is present, that this person can be enlisted to help with the situation. They cannot arrest anyone, but they can help remove them or detain them until police arrive (depending on the circumstances at hand).

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 regular meeting is scheduled for Monday, July 9, 2018 at 5:30.

Meeting adjourned at 6:35p.m.