

Meadow Wood Condominiums Owners Association

Meeting Minutes

November 12, 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 5:30 p.m.

Owners and renters from the following units attended the meeting: 5, 51, 58, 66, 76

Minutes from the October 8, 2018 meeting were read and approved.

Treasurer's report as of November 4, 2018 was presented by Judy, motion to approve made by Cindy, 2nd by Carol. All in favor.

Banner Bank accounts

Reserve \$40,426.15 *account balance is going down because we are using it for repairs

Operating \$18,426.62

Construction Defect \$55,802.61

People's Bank; \$250,068.09

Umpqua Bank; \$250,036.44

Alliance Reserve Fund \$60,542.73

QPM Updates:

- West side lights were cut and the circuit breaker keeps going out. Will need to get an electrician out to fix the problem.
- No start date yet confirmed by Aztec Electric. Robert to follow up.

Old Business:

- The Board met with the MW Accountant to begin the preparation of the 2019 Budget for Meadow Wood, hope to have something for the January meeting.
- Construction/deck repair – no new updates to report, still seeking response from contractors to do the work.

New Business:

- Carol discussed getting some motion censored lights for the patios, saying she installed one on her unit and it seems to work well and helps with security. She said that if some other owner's wanted to do this and would be willing to keep them on at night, then the Board has agreed to purchase up to 10 of these lights to use and QPM will install them. The hope is that this will help improve the security of the complex. Pam, Jim, Judy and Cindy were all interested. Robert will work with Carol to purchase the lights and get them installed.

Items from the floor:

- Pam requested Board approval to put a commercial rental sign in her window, saying that she has a tenant vacating and she wants to generate interest in order to minimize her vacancy time. She also requested that the Board consider a process for owner's to follow that would not require them to wait for a Board meeting to request putting up signage in their units.

Motion made by Carol: In the future, owner's can make a written request (which includes email) to the Board asking for approval to display signs for purposes of selling or renting their unit. Limit of 1 or 2 professional, commercially made signs. Displayed from the inside of the unit, and for a temporary period of time. 2nd by Judy. All in Favor, motion passes.

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, December 10, 2018 at 5:30.

Meeting adjourned at 6:20 p.m.