

Meadow Wood Condominiums Owners Association

Meeting Minutes

July 9,, 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: none

Quorum; yes

Meeting was called to order at 5:30 p.m.

Owners and renters from the following units attended the meeting:

36, 5, 13, 76, 54, 66, 51

Minutes from the June 11, 2018 meeting were read and approved.

Treasurer's report as of July 1, 2018 was presented by Judy, motion to approve made by Carol, 2nd by Cindy. All in favor.

Banner Bank accounts

Reserve \$50,050.15

Operating \$13,200.43

Construction Defect \$50,839.02

QPM Trust Account \$ no report

Alliance Reserve Fund \$60,400.13

Old Business:

- Aztec Electric has marked the areas where the trenching for the conduit will be placed for the new lighting.
- Judy is trying to arrange a meeting with the Medford Police Department to go over the new Trespass Agreement and to find out what other community awareness actions we can do or take to be more proactive in preventing criminal activity and loitering in the complex.
- New signs for the pool are ready and will be installed.

New Business:

- Judy said that the Recycle bins have been removed. The reason for this is that people are putting trash and other non-allowed items in these bins, which forces Rogue Disposal to deny pick-up. Recently this has happened on several occasions, resulting in additional expenses that are not budgeted for.
- Discussion took place about the deck work and specifically about contracting with J2 construction (copies of the J2 proposal were made available to attendees) to help us with the design, specs, bidding process and hiring of a qualified contractor to do the work. The Board talked about some edits that our attorney recommended that we discuss with J2.
- Discussion took place around the settlement funds. The funds have all been deposited in the trust account held by our attorney and are ready to be dispersed to Meadow Wood as soon as the Board provides banking information. In order to secure the funds, we will need to open 2 new bank accounts. The funds will be deposited in each account up to the FDIC insured amounts. Judy mentioned several banks that she talked with and the ones that were close, local banks, that were easy to work with are People's Bank and Umpqua Bank.

Resolutions:

- A motion was made by Judy to approve the J2 contract as soon as our attorney, Chris Tingey is satisfied that the edits that the Board requested, are made. Carol 2nd the motion. All in Favor, motion carries.
- A motion was made by Judy to approve the opening of 2 new bank accounts and to approve Carol Janowski, Judy Frazier and Cindy Dyer as authorized agents and account signors, to carry out the business banking needs for Meadow Wood Condominiums. Carol 2nd the motion. All in Favor, motion carries.

Items from the floor:

- Possible irrigation leak between the area around #85 and Poplar. Also, watering is taking place everyday except Wednesdays – Judy will contact QPM about resetting the watering schedule.
- More shrubs need trimming – Judy mentioned that the landscapers are doing sections at a time and will get to all of them around the complex.
- There have been a couple of police disturbances lately in regards to drugs, abandoned cars and people sleeping in cars. Cars have been towed and one arrest was made. Judy reminded everyone to continue to be proactive when they see something because this is the only way we can keep the criminal activity away.
- Pool is not being used properly. People are not obeying the rules, they are bringing in food and drinks and also using glass containers – all of which are not allowed. Judy also mentioned to everyone that recently someone was seen with 2 dogs in the pool area and she wanted everyone to know that although this is not allowed, that anyone with an approved service animal is exempt from these rules.

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, August 13, 2018 at 5:30. **The regular meeting was changed to a community meeting with the MPD to discuss the transient population and drug use in the area. Neighboring properties were invited to attend.**

Meeting adjourned at 6:38 p.m.

Regular meeting was rescheduled for August 21, 2018 at 5:30