

Meadow Wood Condominiums Owners Association

Meeting Minutes

October 8, 2018

Judy Frazier.....Chairperson  
[mwcchair@gmail.com](mailto:mwcchair@gmail.com)

Carol Janowski.....Treasurer  
[mwctrea@gmail.com](mailto:mwctrea@gmail.com)

Cindy Dyer.....Secretary  
[mwcsec@gmail.com](mailto: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:  
36, 13, 19, 51, 58, 66,

Minutes from the Sept. 17, 2018 meeting were read and approved.

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

Banner Bank accounts

Reserve \$55,410.59 \*account balance is going down because we are using it for repairs

Operating \$16,573.56

Construction Defect \$70,856.15

People's Bank; \$250,044.18

Umpqua Bank; \$250,021.58

Alliance Reserve Fund \$60,506.76

#### Old Business:

- No update on the electric schedule from Aztec. Robert will follow up.
- The exterior light bulb replacements are on-going.
- Gutter cleaning time is now and Robert will be following up to make sure this gets done soon.
- Dumpster area; one more sign is needed to prevent tripping hazards. The sign should say "Caution" to draw attention to the metal plate across the bottom of the entrance.
- In order to continue to improve the parking situation, Judy made a motion to limit the allowed parking for residents to 2 operable vehicles per unit. This would also be the number of placards that each household will be issued. The first car is expected to park in the designated parking spot for that unit. The second car is limited to the open parking spaces which are also subject to the "first-come/first-serve" rule of thumb. No overnight parking in the Visitor spaces. Carol 2<sup>nd</sup> the motion. All in Favor, motion passes.
- Enforcement Resolution. Everyone received a copy of this document, either through the mail or hand delivered by Carol or Judy. Board asked if there were any questions; none noted.

#### New Business:

- Construction/deck repair update: No contractors showed up for the on-site bid walk/review. J2 followed up with the potential contractors who were scheduled to be in attendance and found out that they changed their mind, saying they were too busy. So, we are back to searching for some new bidders. We will continue to provide updates as we get them.
- The Board will begin the preparation of the 2019 Budget for Meadow Wood.

#### Items from the floor:

- Children from another complex were seen on Meadow Wood grounds riding on scooters and hover boards on the grassy areas as well as the common areas. Suggestion was made to post "No Trespassing" signs.

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, November 12, 2018 at 5:30.

Meeting adjourned at 6:06 p.m.