

Meadow Wood Condominiums Owners Association  
Meeting Minutes  
January 26, 2015

Joel Burchfiel – Secretary (Present via phone) [jburchfiel@columbiacare.org](mailto:jburchfiel@columbiacare.org)  
Gary Walsh – Treasurer [walshgr113@gmail.com](mailto:walshgr113@gmail.com)

Called to order at 5:35pm

Attendees:

Craig Hunter #9  
Seldom Trustee #48  
Steven Powers #49  
Michael Bruno #21  
Pauline Ruder #13  
Colin Garvey #41  
Carol and John Janowski #30  
Jim Robinson #5  
Gene Phipps #24  
Dan Jones #76  
Molly Boyle #36  
Jim Flynn  
Shirley Flynn  
Pam Moore  
Other condos represented (41, 47, 7) – unable to read owners signatures

Since Joel was not present at the meeting, Gary made a motion to read previous meeting's minutes on 2/16/15. Joel seconded the motion. Motion carried.

Treasurer's report:

Operating: \$13636.04  
Reserve: \$65823.83  
Property management account: \$9318.88

Gary mentioned that the new accountant, Aspire, is now taking over the books, and reconciling the issues left behind by New Foundations. Gary also stated that the 30K owed in past dues has been reduced to 19K.

Agenda Items:

Old Business:

1. The gutters have been cleaned on all condos and garages. The final cost for the cleaning was \$2800.
2. All dues letters have been sent out to owners.

## New Business:

1. Open board position: Gary made a motion to elect Gene Phipps as new chairman of the HOA board. Joel seconded the motion. Motion carried. Gene's position as chairman will commence immediately.
2. Property manager: Robert Rood from Quality Property Management was present at the meeting and gave a brief introduction. All dues should be sent to QPM beginning February 1<sup>st</sup>, 2015.
3. Pool bid: Pool bid received from Clearwater Oasis for \$810. The necessary repairs include replacing sand in the filter and the automatic chlorinator. Gary made a motion to proceed with the current bid. Gene seconded the motion. Motion carried.
4. Garages: It was brought to the attention of the board, that the previous property manager incorrectly tracked the sale of condos 1-4, and garages 2 and 5. The HOA received double dues for these properties. Gary outlined the complications in calculating an accurate refund amount. Gary made a motion to issue a 2 months credit to owners of aforementioned properties while full refund is being calculated. Refunds will exceed two-month credit. Gene seconded the motion. Motion carried.
5. Decks 36/53: Need three bids to repair these decks. The attorney, Chris Tinge, has volunteered to come to Meadow Wood on Friday and inspect for no charge.
6. Fines: Amidst all the confusion with the finances, and changes with the board and property management, Gary made a motion to extend fine deadlines to 60 days, instead of 30 days, for February 2015 only. Gene seconded the motion. Motion carried.

## Other:

1. The board asked for volunteers to mediate the transfer of documents between New Foundations and QPM. Cheryl Conway volunteered to be a part of the process. Gene motioned to form a committee consisting of him and Cheryl to make sure the transfer goes smoothly. Gary seconded the motion. Motion carried.
2. Gary made a motion to fund an account with QPM for 5K. This account will be used for bill pay, and the 5K will come out of the operating account. Gene seconded the motion. Motion carried.
3. Gene made a motion to move the February meeting from the final Monday of the month to the 16<sup>th</sup>. Gary seconded the motion. Motion carried. The next meeting will be 2/16 at 5:30pm.

Meeting adjourned at 7:04pm.