

Meadow Wood Condominiums Owners Association  
Meeting Minutes  
February 16, 2015

Joel Burchfiel – Secretary (Present via phone) [elite228@yahoo.com](mailto:elite228@yahoo.com)  
Gary Walsh – Treasurer [walshgr113@gmail.com](mailto:walshgr113@gmail.com)  
Gene Phipps – Chairman [gandc123@charter.net](mailto:gandc123@charter.net)

Called to order at 5:30pm

Attendees:

Craig Hunter #9  
Judy Frazier #11  
Steven Powers #49  
Diana May #50  
Pauline Ruder #13  
Carol Janowski #30  
Gene Phipps #24  
Steven Powers #49  
Molly Boyle #36  
Jim Horn #26  
Jim Flynn #53  
Pam Moore #58, #66  
Robin Stroh #35  
Margaret Grant #22  
Other condos represented (7) – unable to read owners signature

Minutes were read from meetings on 12/4 and 1/26 and approved contingent upon a couple changes. From 12/4, the minutes should include, “Pam Moore and several people from the audience vehemently disagreed with Penny Nelson’s statement about the police being called.” Several owners including Pam, Charlie Garland, John Janowski and Caroline Janowski signed the letter stating that they agree with the statement above. A separate, but similar letter from Shelly Rogers was also presented. From 1/26, the minutes should reflect that an account was funded with QPM for 6K, not 5K.

Treasurer’s report:  
Operating: \$9583.53  
Reserve: \$68458.20

Aspire will reconcile each owner account and all books once received from New Foundations. NF has until the end of March to turn over the books.

Two checks have been written recently (1424.82 and 1395.46) out of the operating acct, both for insurance. As outlined in the dues increase (option 2) in the 12/4 minutes, ½ of total reserve deposit has been transferred into the account.

## Agenda Items:

### Old Business:

1. Vents: Gene reminded owners that they are responsible for the cleaning of their own dryer vents.
2. Rental/owner compliance: Gene made a motion to put a moratorium on all future rentals until the ratio is back in compliance. He also made a motion to keep a waiting list of owners that are interested in renting their units. Gary seconded both motions. Motions carried.
3. Moss: Board will get three estimates for moss removal on roof tops and ground areas. One owner suggested using a certain chemical that will kill the moss. Richard agreed with this suggestion, and will include this method of removal in a bid.
4. Gary made a motion to have a discussion regarding the pool issue, Gene seconded. Gary mentioned that the original contractor still has not responded to the issue. One owner suggested filing a formal complaint through the Oregon Contractor's Board. Gene made a motion to follow the lead of QPM in dealing with this issue, Gary seconded. Motion carried.

### New Business:

1. Board position: Gene reminded owners to submit names for the open board position, which will be voted on in April.
2. Water damage: Nick Dent from Alliance investigated water damage to MW decks. His bid for the exploratory condition assessment (engineer's report) came in at \$12500. Robert from QPM is in the process of contacting other local engineers for additional bids. Gene made a motion to discuss next steps once three bids have been received. Gary seconded this motion.
3. Fire extinguishers: Service has been completed for the year.

The final two items on the agenda (dogs and storage closets) will be discussed at the next board meeting.

### Other:

1. Water shut-offs: Gene made a motion to discuss water shut-offs due to non-payment of HOA dues, Gary seconded. Gary discussed next steps for two owners that are in danger of having their water shut off. He received a bid from Accurate Plumbing for \$500 to install shut off valves on the units (\$1000 total). Joel made a motion to table the shut off until after reconciliation in case Shelly has collected dues from these owners. Gary seconded the motion.

Meeting adjourned at 7:05pm.

