

Meadow Wood Condominiums Owners Association
Meeting Minutes
March 23, 2015

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

Called to order at 5:32pm

Attendees:

Craig Hunter #9
Judy Frazier #11
Steven Powers #49
Faye Harp #65
Pauline Ruder #13
Carol Janowski #30
Gene Phipps #24
Steven Powers #49
Molly Boyle #36
Jim Flynn #53
Pam Moore #58, #66
Shirley Sammis #55
Other condos represented (7) – unable to read owners signature

Minutes were read from meeting on 2/16 and approved contingent upon one change. Under “other business” at the end of the minutes, it was noted that the board voted to table water shut-off until after the reconciliation between QPM and NFPM was complete. Gary stated that the minutes need to include the fact that NFPM has to turn over owner financials immediately after receipt. Financial information regarding the owners in danger of getting their water shut off should have already been received by QPM at the time of the last meeting.

Treasurer’s report:

Operating: \$6409.79
Reserve: \$71092.30
Property Management Acct: \$7800

P & L report will be sent out with the minutes.

Reconciliation is underway, but as it stands there are 50-100 charges on the ledger from NFPM that have no corresponding documentation.

Recent activity includes a transfer of \$2628.88 from the operating to the reserve account, and a deposit of \$577.61 into the operating account from QPM.

Agenda Items:

Old Business:

1. Moss Removal: Sidewalks with the most moss coverage have been cleaned. The roofs and remaining mossy areas will be taken care of within the next couple weeks, weather permitting. Owners were asked to report any additional areas of concern to Robert.
2. Vent Cleaning: Owners must get vents cleaned and show compliance by emailing Robert at QPM. Robert can provide this service to owners at a rate of \$38/hr.
3. Dues Letter: These have been sent to all owners. Moratorium on late fees will end on 3/31.
4. Pool: Gary suggested contacting Oasis to find out how long we can hold out before having to redo the plaster. Gary also mentioned filing a civil suit, and going through the process without a lawyer. Gary asked if any owners had experience with this, and if they'd be willing to assist in this process.
5. Water Shut-Off: Letter and zero balance ledgers are being sent to owners, and shut-off will be voted on at April meeting.
6. Open Board Position: Proxies will be sent out with the minutes. Gene motioned that votes for the position can be submitted online. Gary seconded the motion. Motion carried.
7. Water Damage: The board received another bid for an engineering report from Fred Phillips Engineering. The price for the bid was \$4750. It focused on decks adjacent to units 52, 53, 54, 55, and included plans to design solution to prevent future water damage. Gary stated that he liked the thoroughness of the bid from Alliance, and feels that it would put the board in a better position to litigate, if we did decide to go that route. His main concern is that once we start the repairs, we lose evidence of the improper craftsmanship, unless thoroughly documented via the engineering report. He also mentioned that the Alliance report will include future plans to repair the decks even though it was specified in writing on the original bid. He also reiterated the fact the \$12,500 is the maximum price, and the final invoice for the report may be lower. Gary made a motion to accept the bid from Alliance with the following conditions: 1. Revise bid to include future plans to rebuild decks. 2. Obtain references from Alliance. 3. Include timeline for all repairs. 4. Include plan to open things up (i.e. railings). Gene seconded the motion. Motion carried.
8. Storage Closets: Gary is now in possession of the keys to the closets.

New Business:

1. Reconciliation: Aspire is still working to reconcile the books from NFPM. Once complete, all owners will receive a monthly financial statement.

Other:

- 1. Satellite: Owners/renters must have board approval prior to installation of any satellite dish.**

The next meeting will be held on Monday, 4/27 at 5:30pm in the clubhouse.

Meeting adjourned at 7:25pm.