



05/12/2015

Poplar trust
2101 POPLAR DR UNIT 74
MEDFORD, OR 97504

Meadow Wood Condominiums Owners Association
Annual Meeting Minutes
April 27, 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 5:34pm

Attendees:

Craig Hunter #9, Judy Frazier #11, Steven Powers #49, Donna Martin #31, 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, Herb Percy #15, Jim Robinson #5, Erin Nelson #5, Tom Gunderson, guest Other condos represented (7) – unable to read owners signature

Minutes from 3-23-15 meeting will be amended to reflect that the board voted in favor of allowing Gary Walsh to remove the tree in front of his condo.

Treasurer's report:

Operating: \$7,658.86
Reserve: \$73,727.13
Property Management Acct: \$8,958

Profit and Loss:

Gross: \$38,493.24
Net: \$1,465.20

Agenda Items:

Old Business:

Reconciliation: Reconciliation of 2014 accounts by Aspire is complete, and it was determined that there is currently \$8,108 in expenses from NFPM without proper documentation. Also, there is a \$3,000 check from the title company to NFPM that is missing. Additionally, the board is still waiting on receipts from 2011-2013, and March 2015. Robin from Aspire has requested this documentation from NFPM. Gary made a motion to take the following actions against NFPM: 1) Criminal action, 2) file a return for forged endorsement with the title company, 3) report NFPM to the real estate board, and 4) send NFPM a demand letter for the missing documentation. Gene seconded the motion. The board will wait 10 days after filing before determining the next steps.

Pool Resurfacing: Pool resurfacing project can be pushed back to 2016.

Dryer Vent Cleaning: Gene made a motion to require dryer vent cleaning every other year, or as needed. Gary seconded the motion. Motion carried. Once vents are cleaning, owners should report information to Robert at QPM.

Election: Gene made a motion that any member with a disputed default of their HOA dues who have been paying monthly, be eligible to vote and participate in this meeting and that there be no penalty or late fee on the disputed amount and additionally they be allowed a resolution with timeline for repayment with QPM. Joel seconded the motion. Motion carried.

54% of electorate voted to elect Carolyn Janowski to the open board position. She will take over for Gene Phipps as board chair, effective immediately.

Water Damage: Contract with Alliance has been signed, and the work will start and 5/11/15.

New Business:

Pool Wiring: It was determined that we are currently running 220V on a 110V circuit. This has potential to cause electric shock when using the pool. The pool has been closed until the wiring can be fixed. Robert is in the process of getting bids, and estimates that the cost will be in the ballpark of \$2500.

Plumbing: Robert is creating a spreadsheet to keep track of units that have replaced faulty plumbing system. Robert has requested that he be emailed by owners if plumbing has been upgraded. Charlie, Carol, and Craig are meeting to research what steps the board can take regarding this issue.

Abandoned Vehicles: Robert will put stickers on the vehicles to inform owners.

Next meeting will be held on Tuesday, 5/19/15 in the clubhouse.

Meeting adjourned at 7:00pm.

Tenant Ledger

Tenant: [Poplar trust](#)

Phone: (928) 274-1937

Unit: [74 and P-36](#)

Property: [1501001 - Meadow Wood Condominiums 2101 Poplar Drive Medford, OR 97504](#)

Status: Current

Move in date: 02/01/2015

Move out date: --

Lease Expiration: 01/31/2016

Rent: 120.64

Deposit Paid: 0.00

| Date | Payer | Description | Charges | Payments | Balance |
|--------------|--------------|--|---------|----------|-------------|
| | | Balance Forward | | | 0.00 |
| 02/03/2015 | | Rent - HOA DUES unit 74 and P-36 | 165.46 | | 165.46 |
| 02/09/2015 | Poplar trust | Payment (Reference #075605) February HOA | | 165.46 | 0.00 |
| 03/01/2015 | | Rent - March 2015 - HOA DUES UNIT 74 | 120.64 | | 120.64 |
| 03/01/2015 | | Rent - March 2015 - HOA Garage Dues UNIT P-36 | 44.82 | | 165.46 |
| 03/09/2015 | Poplar trust | Payment (Reference #258305) march Rent | | 165.46 | 0.00 |
| 04/01/2015 | | Rent - April 2015 - HOA DUES UNIT 74 | 120.64 | | 120.64 |
| 04/01/2015 | | HOA Garage Dues - April 2015 - HOA Garage Dues UNIT P-36 | 44.82 | | 165.46 |
| 04/06/2015 | Poplar trust | Payment (Reference #971188) April HOA | | 165.46 | 0.00 |
| 05/01/2015 | | Rent - May 2015 - HOA DUES UNIT 74 | 120.64 | | 120.64 |
| 05/01/2015 | | HOA Garage Dues - May 2015 - HOA Garage Dues UNIT P-36 | 44.82 | | 165.46 |
| 05/07/2015 | Poplar trust | Payment (Reference #138881) HOA Payment | | 165.46 | 0.00 |
| Total | | | | | 0.00 |