

Meadow Wood Condominiums Owners Association  
Annual Meeting Minutes  
May 27, 2015

Joel Burchfiel – Secretary (Present via phone) [elite228@yahoo.com](mailto:elite228@yahoo.com)  
Gary Walsh – Treasurer [walshgr113@gmail.com](mailto:walshgr113@gmail.com)  
Carol Janowski – Chairman [cmjanowski@yahoo.com](mailto:cmjanowski@yahoo.com)

Called to order at 5:30pm

Attendees:

Craig Hunter #9  
Judy Frazier #11  
Steven Powers #49  
Donna Martin #31  
Pauline Ruder #13  
Carol Janowski #30  
Becky Lee #45  
Faye Harp #65  
Charlie Garland #24  
Gene Phipps #24  
Molly Boyle #36  
Jim Flynn #53  
Pam Moore #58, #66  
Shirley Sammis #55  
Michael Bruno #21  
Mark Kimmelshue #6  
Herb Percy #15  
Jim Robinson #5  
D. Bolton #7  
William Miller #47  
Diana May #50

Minutes from 4/27/15, and minutes from email correspondence read. One correction was made to the section on reconciliation. The minutes should read as follows: “Gary made a motion to take the following actions against NFPM: 1) Criminal action to find missing funds from the title company, and 2) File a return for forged endorsement with the title company. If necessary the following actions may also be taken: 1) Report NFPM to the real estate board, and 2) send NFPM a demand letter for missing bank documentation. Gene seconded the motion. Motion carried.”

One additional change was required from the 3/23/15 minutes. The minutes should read as follows: “The board voted in favor of allowing Gary to remove a tree in front of his condo, put up a vertical planter, and plant additional plants.”

Carol made a motion to approve the 4/27 minutes with corrections listed above, and the email minutes as is. Gary seconded the motion. Motion carried.

Treasurer's report:

Operating: \$7,537.84

Reserve: \$76,362.01

Property Management Acct: \$11,986.25

Recent Activity:

A check for \$1605 was written out of the reserve account for necessary pool maintenance.

\$2,628.88 transferred from operating to reserve account.

Two checks written to Aspire for bookkeeping fees: \$1,562.27, \$111.50.

### **Agenda Items:**

The meeting was turned over to the board attorney Chris Tinge to discuss the possible options the board can pursue regarding the structural issues related to water damage. He discussed several options that the board can take moving forward, which included getting a bank loan, special assessments, increasing HOA dues, and filing suit against Meadow Wood Investors, LLC. After discussing these options with the owners, Chris showed everyone the extent of the damages around the property, and discussed the findings from the engineer. Chris explained that the board has a case against the developer based on the findings. He also agreed to take the case on contingency if the board chose to enter into litigation. It was also noted that if the board chose to file the lawsuit, it must do so immediately as time is running out based on the statute of limitations.

After discussion, Gary made a motion to proceed with filing a lawsuit against the developer (Meadow Wood Investors, LLC). The board voted unanimously in support of this motion. Chris stated that he would get started ASAP. The board will be financially responsible for all filing fees, mailing fees, etc.

Next meeting time not yet discussed.

Meeting adjourned at 7:50pm.