

Meadow Wood Condominiums Owners Association
Annual Meeting Minutes
June 29, 2015

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

Called to order at 5:28pm

Attendees:

Judy Frazier #11
Steven Powers #49
Pauline Ruder #13
John Janowski #30
Molly Boyle #36
Steve Sinchak #79
Pam Moore #58, #66
Bo Bolton #7
Cindy Akery #42

Minutes from 5/27/15 were read. Carol made a motion to approve these minutes as is. Gary seconded the motion. Motion carried.

Treasurer's report:

Operating: \$8,556.90

Recent activity: transfer of \$2,628.88 from operating to reserve acct, and check written to Aspire in the amount of \$1,562.37.

Reserve: \$74,763.32

Agenda Items:

Dispute Resolution Hearings:

Cindy Akery:

Approximately 13k owed in back dues. To avoid water shut off, Cindy proposed a repayment agreement of \$125/month in addition to the regular dues. She also stated that she is preparing to sell her condo and will have it listed on the market within 45 days. She requested that the late fees and interest be dropped from the total amount. The board denied this request. The board stated that they would like her condo sold within 6 months. Cindy found that proposition to be unrealistic based on all the repairs/lawsuits going on at Meadow Wood. Cindy and the board reached the following compromise: if payments, as outlined above, are made on time, the condo is listed within 45 days, and a good faith effort is being made to sell the condo, the board will allow Cindy a second dispute hearing after 6 months time

to reevaluate the situation. However, since her account has been turned over to the attorney for collections, he must agree to these terms. Gary made a motion to accept the above resolution plan pending agreement from the attorney. Carol seconded the motion. Motion passed unanimously.

Steven Sinchak:

Approximately 6k owed in back dues. Steven was working out of town for an extended period of time, and claims that Shelly told him dues were not required since he was absent from the unit. The conversation happened over the phone so there is no documentation of the conversation. He requested that the late fees and interest be dropped from the total amount. The board denied this request. He proposed a payment plan of at least \$100/month plus regular dues with the full balance to be paid within 6 months. The board agreed with this proposal. Carol made a motion to accept the plan. Gary seconded. Motion passed unanimously.

Other Business:

Cascade HVAC is drawing up a service contract for the new system in the clubhouse.

The engineer has not yet followed up with the complete findings regarding the construction defects.

Meeting adjourned at 7:03pm.