

Meadow Wood Condominiums Owners Association  
Annual Meeting Minutes  
July 30, 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 5:32pm

**Attendees:**

Steven Powers #49  
Pauline Ruder #13  
John Janowski #30  
Tom Gunderson #31  
Molly Boyle #36  
Charlie Garland #24  
Pam Moore #58, #66  
Owner #36

Minutes from 6/29/15 were read. Carol made a motion to approve these minutes as is. Gary seconded the motion. Motion carried.

**Treasurer's report:**

As of 6/30:

Operating: \$8,547.64  
Reserve: \$74,769.46  
QPM: \$18,213.25  
NFPM: \$-1,465.49

As of 7/30:

Operating: \$8,597.71  
Reserve: \$84,710.67

Recent activity: transfer of \$2,628.88 and \$4,683.45 from operating to reserve acct.

Still missing Quick Books files and March statement. Carol made a motion to accept the treasurer's report. Joel seconded the motion. Motion carried.

**Agenda Items:**

Old Business:

The two abandoned cars left in the parking lot have been removed.

The AC system in the clubhouse is up and running.

The Engineers report is complete, and copies are available. The board is working on getting quotes from contractors for the repairs outlined in the report. Gary made a motion to accept the engineer's report. Carol seconded. Motion carried.

New Business:

Insurance Resolution: It was brought to the attention of the board that one more incident will result in loss of insurability for the complex unless a resolution is put in place. Carol made a motion to accept and sign resolution drafted by board attorney Chris Tinge. Gary seconded the motion. Motion carried. Gary made an additional motion to increase insurance deductible to \$10,000. Carol seconded the motion. Motion carried. Copies of the resolution are available to owners. Owners are strongly advised to re-evaluate personal policies at this time.

Trash Bins: The board is investigating the cost to get lockable trash bins. One of the owners brought up the issue of curb appeal with the dumpster being so close to the entrance of the property. She asked if the board would move them to the back of the property. Carol made a motion to put it up for an owner vote. Gary seconded the motion. Motion carried.

Pool: The board received a citation from the health department for an imbalance in the pool chemicals. The board is consulting with Oasis to find out how to remedy the situation. Gary made a motion to increase fines for glass in the pool to either \$500, or the cost to mitigate the issue if the glass breaks. Carol seconded the motion. Motion carried.

Gary made a motion to approve backdoor screen for #9, and landscaping improvements for #4 and #75. Carol seconded the motion. Motion carried.

Meeting adjourned at 7:23pm.