

Meadow Wood Condominiums Owners Association  
Annual Meeting Minutes  
September 28, 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:**

Steven Powers #49  
Pauline Ruder #13  
John Janowski #30  
Jim Robinson #5  
Bo Bolton #7  
Diana May #50  
Pam Moore #58 and #66  
Seldom #48  
#31

Minutes from 8/31/15 were read. One correction was needed. The minutes regarding the fine schedule should read, “First violations of these offenses will result in immediate fine.” Carol made a motion to approve these minutes with the correction. Gary seconded the motion. Motion carried.

**Treasurer’s report:**

Operating: \$8,139.32  
Reserve: \$74,852.92  
Current delinquencies: \$17,851.24

Owners with past HOA dues will be notified that they need to pay, or they will be sent to collections.

**Agenda Items:**

Old Business:

Locks on the trash bins have been installed. The code to access the bins is 2101.

Aztec Electric is working on a bid to improve areas of poor lighting around the property. If any owners notice lights that are out, or areas that are poorly lit, please inform Robert Rood at QPM. Please be specific with the location.

The landscaping committee presented some ideas to the board. Gary made a motion to give the committee an initial budget of \$200. Carol seconded the motion. Motion carried. The board will also get the committee a key to the sprinkler system control panel.

The board discussed movement of the dumpsters to the rear of the property. Carol made a motion to table the final decision on this matter for a few months. Gary seconded the motion. Motion carried.

#### New Business:

The board received one bid from Arrow to reseal the driveway. The total bid was \$11,000. The board is looking in to more bids. The board is also doing further research to clarify this need, and will meet to make a decision once a plan is established.

The gutter cleaning will be schedule once the leaves have all fallen from the trees.

Meeting recessed at 7:15pm, and will resume with an executive session on 10/1 at 9am.

#### Executive Session:

The board met with attorney Chris Tinge, Steve from Medford Construction, and Brad from J2 engineering. The group discussed what is required from each party to move forward on the project. Medford Construction and J2 will meet in the near future to discuss scope of project. After the meeting, Medford Construction will bid out the repair cost for one full building, and the cost for decks only for one building. The board will continue to look into ways this project can be funded. Chris Tinge mentioned that before any work is done, the defense attorney must be given an opportunity to review the defects. The board discussed pushing the start date back to March as performing the repairs in fall and winter may be significantly more expensive.

Meeting adjourned at 1015am.