

Meadow Wood Condominiums Owners Association
Meeting Minutes
July 11, 2016

Joel Burchfiel – Secretary
Gary Walsh – Treasurer
Carol Janowski – Chairman

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Called to order at 5:30pm

Attendees:

Molly Boyle #36
Tammy Anderson #81
Robin Stroh #35
Marc Smith #10
Celeste Rivald #20
Erin Nelson #57
Jim Robinson #5
Steven Powers #49
Becky Lee #45
Judy Frazier #11
Pauline Ruder #13
Pam Moore #58/66
Gene Phipps & Charlie Garland #24

Minutes from 6/13 were read. Carol made a motion to approve minutes with changes to language concerning parking. The minutes should read, “The motion will prohibit permanent parking of commercial vehicles...” Transient parking of commercial vehicles performing work at MW is allowed. Gary seconded the motion, motion carried.

Treasurer’s Report:

As of 6/30:

Operating: 880.04

Reserve: 81760.60

Construction Defect: 9688.22

As of 7/11:

Operating: 880.04

Reserve: 81737.48

Construction Defect: 9688.22

Gary mentioned that Robert is doing a great job collecting working capital funds at time of condo purchases.

The legal expenses have been high so far this year. We have currently spent about 11K vs 6K in budgeted expenses YTD. However, the legal expenses for the year are budgeted at 12K, and we expect these expenses to decline.

The largest concern with the budget is the sewer cost, which is 13K over budget YTD. The board and QPM will be talking to the billing department regarding this expense.

We are also about 5K over budget on lighting/plumbing repairs due to unforeseen repairs.

QPM Report:

All known water leaks have been repaired. However, there may still be a leak in between units 10 and 78.

Five units are currently in collections, one more will be sent to the attorney on the 23rd.

Accounts receivable over 30 days: Approx. 18K owed, 7K of which is from a deceased owner, and will likely not be collected.

Gary made a motion to shut off water for two owners, effective 7/23 for one and 7/25 for the other. Carol seconded the motion. Motion carried.

Old Business:

The bank needs a letter from Chris Tinge to finalize the line of credit. Gary reiterated the fact that the board can't do anything more on the construction without a bank loan or settlement of the lawsuit.

The new insurance policy was bound on 7/1 with Hanover. The price is only a difference of \$800/year. Gary made a motion to increase the deductible with the new carrier from 5K to 10K once the policy becomes effective. Carol seconded the motion. Motion carried.

The litigation with NFPM has been postponed again until October.

Carol made a motion that the "no smoking" sign in the pool area should also include the use of electronic cigarettes, marijuana, and all other tobacco products. Joel seconded the motion. Motion carried.

Landscape committee will be working to install new plants/trees tomorrow, 7/12.

New Business:

One owner has been seen taking pictures of another individual around the property. Carol made a motion to ask that this owner, Penny Nelson, cease and desist this photographing other tenants immediately (see by-law 7.8). Joel seconded this motion. Gary then filed a formal complaint for defamation and false statements toward him. The board filed an additional complaint for contacting the insurance company.

Carol made a statement regarding the parking situation at MW. With the implementation of the new parking rules, it was the board's objective to free up spaces, not to be mean and target certain individuals. Carol then read a letter she sent to an owner as a response to a complaint she received. The rules were amended due to concerns from owners that parking was getting more and more difficult.

The board will hang the American flag above the state flag on the flagpole.

Next meeting will be held on 8/8/16 @ 530pm in the clubhouse.

Meeting adjourned at 7:12pm