

Meadow Wood Condominiums Owners Association
Special Meeting Minutes
February 8, 2016

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

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Called to order at 5:30pm

Attendees:

Jim Robinson #5
Pam Moore #66/#58
Molly Boyle #36
Tammy Anderson #81
Shirley Flynn #53
Pam Burgess #75/#23
Judy Frazier #1
Steven Powers #49
Pauline Ruder #13
Seldom #48

Minutes from 1/11 and 1/26 were read. Carol made a motion to approve both minutes as is. Gary seconded the motion, motion carried.

Treasurer's Report:

Operating: 3619.71
Reserve: 80734.80
Construction Defect: 5100.04

Gary made a motion to open a construction defect account, held by the HOA. Carol seconded the motion, motion carried.

By Law 3.2.16 – States that the board can borrow up to 15% of the annual operating budget (68K). Gary made a motion to take out a loan for this amount to help pay for construction defects. This will be repaid by the money put into the construction defect account as noted above. Joel seconded the motion, motion carried.

QPM Update: Robert will get an electrician out to look at the power outages in the garages. He thinks an owner is running an appliance that is drawing too much power.

Robert also mentioned that rats have chewed through water lines in several units, causing floods. Pest control is working to control the issue.

AR 30+: 12730.73

AR -30: 5019.71

Gary discussed giving owners a \$500 credit to re plumb units that still have the polybutylene piping. Robert advised the board to postpone vote/discussion for at least a few months.

On 2/16, a contractor hired by the defense attorney will be on site to review the construction defects. The board attorney has advised owners not to discuss litigation/construction issues with the contractor.

The board will be reviewing by-laws to determine appropriate timelines to dispute fines. Complaints regarding other tenants/owners must state the who, what, when, where, and why of the event, otherwise will be disregarded.

As of 2/8, we are 51% owner occupied. Robert suggested that since we are now in compliance, it would be advisable to keep the current owner/rental matrix as is. Even if owners have been renting out of compliance, they will be "grandfathered in" as a rental. Gary made this suggestion into a motion. Carol seconded the motion, motion carried.

Note: Shirley Flynn and Judy Frazier and the next two owners on the waiting list for rentals.

Landscape committee will discuss issues with Juniper trees in the coming months.

Meeting adjourned at 6:56pm