

Meadow Wood Condominiums Owners Association

Meeting Minutes

January 8, 2018

Judy Frazier.....Chairperson
mwcchair@gmail.com

Carol Janowski.....Treasurer
mwctrea@gmail.com

Cindy Dyer.....Secretary
mwcsec@gmail.com

Board Members Present: Judy Frazier, Cindy Dyer, Carol Janowski
Guests: Robert Rood, QPM

Quorum; yes

Meeting was called to order at 5:32 p.m.

Owners and renters from the following units attended the meeting:
36,76,57,42,24,74,66,58,49,34,48,

Minutes from the December 11, 2017 meeting were read and approved.

Treasurer's report as of October 31, 2017 was presented by Carol; motion for approval by
Cindy, 2nd by Judy. Report approved.

Banner Bank accounts

Reserve \$39,046.63

Operating \$18,865.25

Construction Defect \$12,034.04

QPM Trust Account no report

Alliance Reserve Fund \$60,211.08

Judy opened the meeting by highlighting some of the positive improvements that were made in 2017 including new yard lights, repaired concrete walkways, deck painting, irrigation repairs, tree trimming, etc. She noted it was a good year for making some progress and that although we still have a ways to go, that we will continue to make improvements as the budget allows.

Old Business:

Parking lot; the sealing and restriping work is scheduled to take place sometime in April 2018. This is a weather dependent job, so we won't know the exact timing until we get closer.

Gutter cleaning is scheduled to take place anytime now. Powerwashing of the loft units will be done after the gutter cleaning is completed. The Board will seek bids for some exterior handwashing of the units connected with the deck litigation – we need to be careful that we don't make the problem worse.

Tree trimming is being done in sections and the next section will be done soon.

Exercise Room: Carol purchased the new treadmill for \$2,299.00 – it's a commercial type and is ready for use. She also laminated the "proper use" instructions from the manufacturer and posted it on the wall for all to see. The HOA attorney advised that it's best to not display rules for use that are any stricter than the manufacturers recommendations. So that is what we will be doing as we obtain new equipment.

Skateboarders; Judy worked with some of the residents to identify the problem and it appears that this might have been successful. The culprit is not a Meadow Wood resident, but one that lives in one of the properties nearby. The person was given a couple of tow notices and the problem seems to be corrected for now.

Dumapter: still having issues. Locks have been stolen, people forget to bring their keys and dump trash on outside, and sometimes the locks are not even being used. We will continue to research and try new ideas until something is successful.

New Business:

Exercise Room; another piece of equipment needs to be considered (Elyptical) and this is included in the 2018 budget.

Reserve study is being reviewed for budgeting purposes. The Board is doing their best to decide what is needed and what is included or a part of, the deck litigation.

Parking: Colonial residents are still parking in the Meadow Wood spots. Board to notify the Colonial mgt agent. Vehicle parking signs are still being considered.

Judy handed out the 2018 budget to all attendees. There is a 9.6% increase necessary to meet all the expenses and to maintain a base level of funding for the replacement reserves. The increase will be effective on March 1, 2018.

Call for questions from those in attendance: no questions

Carol made motion to pass the budget as proposed, Cindy seconded. All in favor, 2018 budget passes.

Items from the floor:

Judy welcomed a new resident to the meeting.

Reported that the grass by the pool needs to be re-seeded. The area is yellowing and doesn't look good. Robert reported that this issue is caused by tree roots and there is very little that we can do to improve this area.

Request to find an area to be designated specifically as a "dog area". A couple of suggestions were made, no instant solution or placement was decided upon so we will keep this item on the agenda for future meetings in hopes of coming up with something that is viable for all.

Carol thanked everyone who allowed access to their units when the consultant was in town. His visit was part of the deck litigation and we didn't get a lot of lead time for notices.

Pat and Robert commended the HOA Board for making the much needed improvements over the past year and also managing the expenses efficiently to help keep costs down for everyone.

Reminders;

Problems: please report issues to QPM, at 541-776-7674. This # is also posted on the door of the Club House.

Reminder – if you see something, say something. Police, non-emergency # 541-770-4783.

Email Correspondence: New email addresses specific to and for, the Meadow Wood HOA communications have been created and distributed. * These are now listed at the top of these minutes.

Next meeting is scheduled for Monday, February 12, 2018 at 5:30.

Meeting adjourned at 6:38 p.m.

