

Meadow Wood Condominiums Owners Association

Meeting Minutes

August 16, 2017

Judy Frazier.....Chairperson  
[mwcchair@gmail.com](mailto:mwcchair@gmail.com)

Gary Walsh.....Treasurer  
[mwctrea@gmail.com](mailto:mwctrea@gmail.com)

Cindy Dyer.....Secretary  
[mwcsec@gmail.com](mailto:mwcsec@gmail.com)

Board Members Present: Judy Frazier, Cindy Dyer

Absent: Gary Walsh

Guests: Robert Rood (Quality Property Mgt). Chris Tingey (Vial Fotheringham LLP)

Quorum; yes

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

Owners and renters from the following units attended the meeting:

19,51,13,34,24,42,58,30

Minutes from the July 13, 2017 meeting were read and accepted.

Treasurer's report as of August 14, 2017 was presented by Judy Frazier;

Banner Bank accounts

Reserve \$17,696.05

Operating \$18,005.28

Construction Defect \$9,408.41

QPM Trust Account \$22,837.83 (as of July 31, 2017)

Alliance Reserve Fund \$60,084.70

#### Old Business:

Tree Stumps have been grinded down/removed.

Lights: a few more need replacing and QPM will address them as needed. Some additional security lighting will be installed in the parking areas where possible.

Sprinklers/landscape: QPM to contact landscape vendor to address issues such as dry areas, bushes that need trimming, etc.

Parking; continues to be an issue. Need to install better signs to mark the Visitor spots. Suggestion to assign the 2 open spots around the areas of 45/46 to include some Visitor parking signage as well.

Deck painting; the replaced decks still need to be painted. QPM to get bids for the 4 decks in question.

Gutters: cleaning is scheduled to be done.

Judy continues to walk the property in an attempt to try and get things cleaned up and looking nice.

QPM sent notices to all residents informing them of the door removal on the area around the stairs. This will be done over the next few weeks.

#### New Business:

Chris Tingey, MW attorney for the deck litigation was in attendance to answer questions and explain current status and to conduct business regarding the current litigation. Residents in attendance noted some deck concerns that continue to worsen at the property. Chris mentioned that another mediation session will be scheduled sometime later in September.

A considerable amount of foot traffic and late-night traffic has been observed by residents. QPM reminded residents to report specific issues directly to them, and that without some specific information provided, it's not possible to notify owners of the issues.

QPM to secure bids for pressure washing of the buildings.

QPM will distribute a copy of the Rules & Regulations to all residents as soon as they are finalized.

Judy and QPM will work to secure some bids for tree trimming.

#### Items mentioned from the floor;

Garbage: continues to an issue. Suggestions of whether more or better signage would help. A new idea that surfaced was of holding a community clean-up day each month. Board was supportive of this idea, but requested that a volunteer step up to organize this. The HOA is willing to supply garbage bags and gloves if requested.

#### 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 Wednesday, September 13, 2017 at 5:30.

Meeting adjourned at 6:37 p.m.