

Meadow Wood Condominiums Owners Association

Meeting Minutes

December 11, 2017

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: none

Quorum; yes

Meeting was called to order at 5:33 p.m.

Owners and renters from the following units attended the meeting:
58,66,22,24,13,74,49,5,42,10,34

Minutes from the November 8, 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 \$36,375.12

Operating \$14,448.25

Construction Defect \$12,478.90

QPM Trust Account no report

Alliance Reserve Fund \$60,071.12

Old Business:

QPM was not present, but Judy reported that they were getting bids on the parking lot sealing and repairs. She also reported that the dumpster locks were sort of working, but that people were not using it properly and therefore some issues are still occurring.

Lights: still in the works to get more done. Aztec is the vendor who is scheduled to add some additional lighting, but they are behind schedule.

Parking & signs: Judy is still trying to enforce the parking rules as much as possible. QPM has the signs all made, just need to get them installed.

Flag Pole: Mark hopes to have it fixed and ready to go in January sometime.

New Business:

Exercise Room: attendees would like to see some additional signage in the room that promotes safety. The explanation was that young people were using the equipment incorrectly and maybe they should be restricted from using it if they do not have adult supervision. Carol will talk with our HOA attorney to get advice on what type of rules we can legally place on the use of this room and the equipment.

Also for consideration is getting a new commercial treadmill, the one in the room is old and doesn't work well. Judy made a motion to allow Carol to do some research on a new model of treadmill and if she could find one for under \$5,000 to go ahead and purchase it. Cindy seconded the motion, all in favor and motion passes.

Another item that would benefit the Exercise room and overall complex is to install a timer on the lights in this room, this would save some money in the long run. Seems the lights get left on when not in use, so maybe a motion activated or timer would help.

New marijuana rules are being drafted by the HOA attorney to prevent the growing, smoking and/or processing of such on the property.

Broken parking lot bumper was reported at the area near #47. Judy will walk the property and identify if there are any additional bumpers that need replacing.

Carol mentioned that the 2018 budget was being drafted and that at this time it looks like to maintain our reserve account deposits and still have an adequate operating account, that the dues may have to be increased by 8.5%, but that the final numbers are not in yet. She also made a motion to increase the mgt fee to QPM from \$500 - \$600 per month, stating that the

work they are doing for Meadow Wood is considerable, and the fees they charge are much lower than any other management company would charge. Motion made to increase the Mgt fee was made by Cindy, seconded by Judy, all in favor and vote passes.

Skateboarders on the property are causing problems and a nuisance for many residents. Judy will work with some of the residents to help identify who these people are and in coming to a resolution on what we can do about it. We aren't sure if these are tenants or people living in neighboring complexes.

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, January 8, 2018 at 5:30.

Meeting adjourned at 6:37 p.m.