

Meadow Wood Condominiums Owners Association

Meeting Minutes

April 8, 2019

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

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

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

Board Members Present: Judy Frazier, Carol Janowski, Cindy Dyer
Absent: none
Guests: Robert Rood, QPM

Quorum; yes

Meeting was called to order at 5:30 p.m.

Owners and renters from the following units attended the meeting:
36, 69, 59, 60, 77, 64, 24, 7, 58, 60,45, 42, 18, 51, 31, 20, 57, 70, 48, 13

Minutes from the March 11, 2019 meeting were read and approved.

Treasurer's report as of April 1, 2019 was presented by Judy, motion to approve made by Cindy, 2nd by Carol. Motion carries.

Banner Bank accounts

Reserve \$59,306.46

Operating \$17,886.31

Construction Defect \$56,392.50

People's Bank; \$250,234.62

Umpqua Bank; \$250,108.86

Alliance Reserve Fund; \$60,718.26

Alliance Loan Amount; \$75,770.03

QPM Updates:

- 4 units are delinquent and therefore ineligible for voting purposes. This means that 61 votes in favor of a loan is needed.

Items From the Floor:

- Jim wanted people to know that the unit locks on all the doors are easy to open with a credit card and has advised everyone to be sure and use their deadbolt locks whenever possible.
- Judy said that a unit owner reported a break-in and that they asked about the security cameras being able to capture anything. Judy said she wanted everyone to know that the security cameras only capture some of the common areas and that they do not focus on the individual units itself. Owner's would need to install their own camera's if they wanted something to focus on their unit.
- A question came up about some of the garages being owned by non-owner's and if there was anything that could be done about this? The Board will look into this more at a later date.

New Business:

- **Votes were tallied up and we have received 65 ballots and all in favor of the loan, which means we have enough to proceed and the voting will be closed. Percentage of total membership who voted is equal to 76%, and the total percentage of eligible voters who voted in favor, is equal to 80%**
- Judy will begin blocking off the parking areas that will be used by Gore's Construction.
- #31 reported that they have a window leak and wanted to know if this was part of the repair. Board will look into it and will keep owner apprised of what is to be done.

With no additional comments from those in attendance, **Cindy made a motion to convene into an Executive Session with the Board, Judy 2nd motion and motion carries at 6:30 p.m.** The Board thanked those who came tonight and said that all were welcome to return to the regular meeting tonight, after the Executive Session ends, if they were interested.

Regular meeting was called back to order at 7:02 p.m.

- A motion was made by Judy to accept the contract with Gore's Construction and to give authorization to Judy to sign the contract on behalf of the Board. 2nd by Cindy. Motion carries.
- A motion was made by Carol to rescind the Special Assessment and to proceed with the loan as voted and approved by the Owner's. 2nd by Cindy. Motion carries.

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 date is scheduled for May 13, 2019 at 5:30 p.m.

Meeting adjourned at 6:30 p.m.