

Meadow Wood Condominiums Owners Association

Meeting Minutes

September 17, 2018

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, 74, 76, 58, 66, 7, 45, 51, 13, 24, 8, 80, 71, 72, 82, 84, 75

Minutes from the August 21, 2018 meeting were read and approved.

Treasurer's report as of August 1, 2018 was presented by Judy, motion to approve made by Cindy, 2nd by Carol. All in favor.

Banner Bank accounts

Reserve \$55,401.49

Operating \$16,652.13

Construction Defect \$71,765.48

People's Bank; \$250,015.41

Umpqua Bank; \$250,007.19

Alliance Reserve Fund \$60,471.97

Old Business:

- The trenching for the conduit has been completed and is ready for Aztec Electric to complete the lighting project.
- Pressure washing of the buildings has started, notices are being issued as they move through the complex.
- Fencing company will be doing some repair work around the complex. We also obtained bids for the idea of becoming a gated community for restricted access, but the costs are extremely high and we have many things to consider before taking any action on this.
- We have also obtained a fence bid for the dumpster enclosure at the rear of the property, utilizing grey slats. Judy made a motion to approve the bid, Carol 2nd the motion. All in favor and motion carries.
- Judy showed an example of a parking placard that is being considered for use.

New Business:

- Construction/deck repair items; the Board met with J2 construction to go over the draft bid documents and plans, made a few edits and discussed the overall bid process and timeline. Basic timeline is bid docs issued Sept. 17, 2018 to contractors. An on-site bid meeting is scheduled for Oct. 28, 2018 and final bids are due back to J2 by mid-Oct. Review and comparison will be presented to the Board for approval and bid acceptance after this time.
- Some of the edits made were to include an additional 3 yds of concrete work to the bids to correct some problem areas around the complex to save time and resources overall.

Items from the floor:

- A recommendation was made to ask the Board to consider more security for the property. This topic was tabled until more research can be done to assess costs, pros/cons, etc.
- #67 has a loose step that needs to be repaired – QPM will take care of it.

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 regular meeting is scheduled for Monday, October 8, 2018 at 5:30.

Regular Meeting concluded, to allow for the Executive Session to begin.