

Meadow Wood Condominiums Owners Association

Meeting Minutes

August 21, 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:
58,66,48,5,36,25,51,31

Minutes from the July 9, 2018 meeting were read and approved.

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

Banner Bank accounts

Reserve \$55,392.18

Operating \$16,843.03

Construction Defect \$38,930.82

QPM Trust Account \$ no report

Alliance Reserve Fund \$60,436.04

Old Business:

- Aztec Electric is scheduled to begin the trenching for the conduit that will be placed for the new lighting.
- Parking has gotten a little better with the increased enforcement efforts, however the Board is still considering some type of parking sticker or placard for the residents. Many things to consider on this before a final decision is made and the issue was tabled until the next meeting.
- Judy reminded those in attendance that the current rules for patios allows for only 3 items to be left in this area; patio furniture in good, clean condition, live plants with saucers under them, and a propane BBQ. Nothing else should be kept or stored on the patio areas, which also includes trash even if it's only for a short period of time, without Board approval.
- Judy reminded those in attendance that the landscapers are on a regular schedule for lawn and bush care throughout the complex – the bush trimming is on a rotating basis, so please be patient if you see one that needs help, it is likely to be done at the next scheduled visit. They aren't paid to trim all the bushes at every visit.
- A community meeting was held here at Meadow Wood on August 13, 2018. The invitees included residents from Meadow Wood and the two other condominium complexes next too us. The guest speaker was Officer Sales from the Medford Police Department and the discussion was around loitering, drugs and enforcement mechanisms for condo communities to consider.

Motions:

- A motion was made to approve and update our enforcement and fines schedules to help us improve our systems of handling issues that occur. This will need to be done with our attorney to be sure that everything is consistent and allowed according to current laws and regulations. Carol 2nd, all in favor, motion carries.
- A motion was made by Judy to also add the provision of no smoking, growing or manufacturing of marijuana, to the community rules. Gary provided some language for this rule and also a possible fine schedule. All of the rules and fines are being reviewed by the attorney and this will be added to his review. Carol 2nd the motion. All in Favor, motion carries.

New Business:

- Judy reminded QPM that the Meadow Wood minutes need to be updated and kept current on the owner portal website – seemed like it was a couple of months behind.
- It was also discussed that we need to remind everyone that satellite placement is not allowed anywhere on the buildings or in the common area's.
- Fencing around the North side dumpster was discussed. Owner's were interested in getting something done like the one at the entrance. The financial constraints prohibit all of this from being done at this time, but a consideration was made to lock the dumpster gate and keep the lids open so that owner's can toss garbage over the fence until a more permanent solution can be done. The idea is that it would be safer for residents this way so that they don't run into someone sleeping inside the gated area – all in attendance agreed to this interim solution.

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, September 17, 2018 at 5:30.

Meeting adjourned at 6:38 p.m.