

Meadow Wood Condominiums Owners Association

Meeting Minutes

December 9, 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: none

Quorum; yes

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

Owners and renters from the following units attended the meeting:
36, 58, 66, 48, 59, 51, 24, 62

Minutes from the November 18, 2019 meeting were read and approved.

Treasurer's report as of December 7, 2019 was presented by Judy, motion to approve made by Cindy, 2nd by Carol. Motion carries.

- Banner Bank accounts:
 - Operating \$18,483.18
 - Construction Defect \$27,005.14

- Riverview Bank accounts:
 - Replacement Reserve \$34,907.03
 - Çonstruction/CD \$299,062.12

QPM Updates:

No report given.

Old Business:

The construction/deck repair work is done for this year. We are still waiting to pay the final retainage that is still owed to Gore's. This will be done when the final request comes through.

Electrical issues have surfaced again – More investigation is needed to fully address the situation and we will continue to monitor the issues and as soon as Robert is available, we will have him look into correcting any deficiencies that still remain (Robert is very familiar with our concrete and electrical schematic and we don't want to do anything without his guidance).

*Note; Garages in the middle section unexpectedly lost power recently for a few hours, when this happens electric garage door openers may not work. Because these door openers are "after-market" upgrades done by individual owner's, this is generally not an HOA issue or area of responsibility. Be advised of this and be sure to plan ahead for the unforeseen power outages that can occur.

New Business:

The Board is getting some gutter cleaning and repair bids to consider. We are also looking into the pros/cons of installing gutter guards of some kind to help reduce some of the cleaning expenses that we incur due to all of the trees we have on the property. We will report back after the first of the year.

Items from the Floor;

The concrete vendor that was used by Gore's (a local company) was reported as being rude and also not taking care of the grass surrounding the area of repair. Let's be sure to not use them in the future.

#48 inquired as to the status of the leaky window. Judy reported that the issue is not a window problem, but more of a gutter and flashing issue. She also reported that Gore's was going to be looking at doing this complete repair in the Spring when they return, and they were also going to provide us with a "temporary" fix that we could do until that time.

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 January 13, 2020 at 5:30 p.m.

Meeting adjourned at 6:15 p.m.

