

Meadow Wood Condominiums Owners Association

Meeting Minutes

March 11, 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:
81, 36, 49, 58, 66, 48, 77, 24, 13, 37, 64

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

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

Banner Bank accounts

Reserve \$59,286.32

Operating \$17,919.57

Construction Defect \$59,013.80

People's Bank; \$250,234.62

Umpqua Bank; \$250,080.56

Alliance Reserve Fund; \$60,649.62

Alliance Loan Amount; \$76,190.60

QPM Updates:

- ProLawn will be testing all irrigation lines soon in order to get it ready for Spring/Summer watering.
- Fire Extinguishers – ACME has been dispatched to update all extinguishers, replace all missing and/or broken boxes and other fire safety tools for the complex.

Old Business:

- Some Owners reported that they never received a notice regarding the new HOA dues that became effective in March. Robert confirmed that all notices went out and said if anyone had questions, to call their office.
- Follow up discussion took place regarding the construction work and the informational meeting that was held on March 5, 2019 with the attorney (Chris Tingey), the consultant (J2) and the contractor (Gores Construction). Discussed the need for additional dollars, discussed that the entire remodel was too much to consider at this time, but that we needed to complete the water damaged areas which is the minimum work necessary to mitigate the problems and potential liability for all. Discussed the fact that we have only two options; one is a Special Assessment and the other is a Loan option. Meadow Wood has been pre-approved for a loan, but we need 75% of the Owner's to vote in favor of a loan. If a loan is approved, then it would supersede a Special Assessment.

New Business:

- Unit #20 has sold and the new owner has requested "rental" status. Judy confirmed with QPM that we are still under the number cap for rentals, so a motion was made by Judy to approve their rental request. 2nd by Carol. All in favor, motion carries.
- Judy reported that we have a new Trespass Notice to use in cases where we have an identified person or persons who is causing problems at Meadow Wood. This Notice is an approved format to work in conjunction with our Trespass Agreement with the City of Medford.

- The Board will initiate the vote process with the Owners to get the loan approval that will take the place of the Special Assessment, per the request of those in attendance. Several in attendance volunteered to help with this endeavor and an ad-hoc committee was formed.

Resolution for a Special Assessment:

- A motion was made by Judy to impose a Special Assessment on the Owners of Meadow Wood Condominiums of \$750,000, due by May 1, 2019, to secure the contract with the Contractor and to get the work started as soon as possible. Carol 2nd the motion. All in favor, motion carries.

Items From the Floor:

- A leak was spotted near the #72 area. Robert will look into this and get it corrected.
- Report that someone was stealing from vehicles and porches, unknown who it is.

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 April 8, 2019 at 5:30 p.m.

Meeting adjourned at 6:30 p.m.