

Meadow Wood Condominiums Owners Association

Meeting Minutes

May 13, 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, 81,46,13,64,31,24,7,51,70

Minutes from the April 8, 2019 meeting were read and approved.

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

Banner Bank accounts

Reserve \$66,327.07

Operating \$17,576.60

Construction Defect \$264,663.55

People's Bank; \$250,335.01

Umpqua Bank; \$ closed account and moved funds into the construction defect account in order to pay contractors.

Alliance Reserve Fund; \$60,718.19

Alliance Loan Amount; \$75,179.51

Items From the Floor:

- Bruce asked about the new loan fees that the Owner's will need to pay; What are the amounts and when will the new payments begin? Judy said that the loan hasn't closed yet so we don't have the exact amounts yet. The Board estimates the payments to start July 1, 2019. Owner's will be notified as soon as we have the information.
- Judy inquired about parking on-site during this construction activity and no issues were reported.
- Acknowledgement was made that the construction activity seems to be going well, the crew has been easy to work with, everyone reports being pleased with the progress.
- The Board reported information received from the neighboring complex that they had 2 break-ins and 2 vehicles stolen recently – please be aware.
- Attendees requested that the Board bring to future meetings, an update from our security company that informs us of the types of activities they are encountering. This will give everyone an idea of what to be aware of and keep an eye out for.
- Family of unit #46 wanted everyone to know that they have moved, so if you see anyone hanging around this unit, please feel free to ask them to leave – there shouldn't be anyone coming/going from this unit.
- The light pole at unit 21 needs to be looked at, it doesn't seem secure, it keeps swaying back/forth.
- Need to get some hornet traps hung up around the complex, they are already getting bad this season.

Old Business:

- None

New Business:

- Pool will open on May 31, 2019. Reminder that no glass containers or food is allowed in the pool area.
- Judy reminded everyone that the complex rules and schedule of fines will be re-distributed to everyone in the next day or so. The Board does, and will continue to enforce the rules. Some things to keep in mind; Patio's need to be clean and clear of debris of any type. There are very few items that can be kept on the patios such as a

propane BBQ (be sure to allow for the Fire Marshall's recommended safety clearances before using), patio furniture in good condition, live plants in pots with saucers underneath so water doesn't collect on the patio/deck area which can cause damage. Any exceptions must have prior Board approval. Some typical requests are bikes, childrens toys, etc.

- Other reminders include not leaving any trash or doggy doo bags on the patio/deck area. Must dispose of this garbage promptly. Leaving it out encourages rodents and pests to visit. Also know that bird feeders and bird seed are an invitation for rats to visit – please be advised of this and keep feeding and feeders to a minimum. No recycle items should be kept or left on the patio/deck areas either.
- Animals must be on a leash when outside and must be under the control of a person at all times.
- Note: the fenced area behind the clubhouse could make for a good dog run area if Owner's were interested and willing to pitch in to get it cleaned up and prepped for use. There was interest displayed and Shirley agreed to Chair an ad-hoc committee to help get this done.

Next Meeting: is the annual meeting and we have one Board position coming open. The current position is held by Cindy. She is willing to serve another term, however if there is anyone else interested in serving or nominating someone, they will need to notify QPM as soon as possible. Voting ballots and instructions will be mailed in early June.

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 June 24, 2019 at 5:30 p.m. This is the Annual Meeting.

Meeting adjourned at 6:28 p.m.