

MANORWOOD BOARD MEETING
November 16, 2017 @ 7PM
CLUBHOUSE

CALL TO ORDER

The meeting was called to order at 7:00pm by President Keith Fabling. Other board members present were: Janet Fabling, Bob Anderson, Mark Thurber, Scott Overby, and Blake Johnson (Arrived at 7:10pm).

Activities Committee Chairman: Kim Hawley/Dorothy Hawley

Absent: Daniel Robbs and Josh Beloit

Homeowner Present: Lot 4

ESTABLISH QUORUM

Quorum established with 4 board members present

MINUTES FROM LAST MEETING

Minutes from the previous meeting (Oct 5, 2017) were voted on and approved unanimously

FINANCIAL REPORT

Overview of budget.

COMMITTEE REPORTS

a) ACC

Second notice went out to those homeowners who had violations tagged to their home from our walk-thru. Eleven of them were sent out. The rest of the violations had been resolved. Really feel like this process is working and homeowners are paying heed to these notices.

Lot 36: Put on new roof without approval. What is the best process now? Should homeowners continue submitting applications? Janet Fabling reported the ACC plans to review roof guidelines in early 2018. Daniel Robbs did get roof samples.

Janet will work on rough draft of updated roof guidelines. Scott Overby said he would help too. The ACC committee will convene to discuss.

b) Clubhouse

No report

We are still working on the gas fireplace project. Still need to get the old fireplace out and build up the new face plate before we can install the new gas fireplace.

c) Pool

Keith saw Aqua Care the other day and they mentioned to make sure we keep the water level up and leaves out of pool. Aqua Care also told Bob that they would fix the step in the spring. Chipped pool step was cited in last summer's health department inspection.

d) Grounds

Irrigation system has been backflow tested and winterized.

Received a couple of quotes to extend the parking strip sprinkler system from where it stops on the south side of Manorwood Dr:

Water Wise- \$1000

D&M Plumbing - \$2000

Scott shared that in the past he has not been happy with Water Wise service.

Keith's son will level off parking strip for free.

e) Facility Manager

Added 3 new downspouts
Tore chimney out and helped re-frame
Replaced 5 rotten joist supports under the clubhouse (no evidence of current termite damage)
Got rid of all tin at the dump
Killed stump in the RV lot
Bob Anderson has put in many man hours for our Association

f) Tennis Courts

GrassRoots is keeping the area clean

g) RV Lot

Natural Balance has removed the large Maple tree from the RV lot.
A 40 ft motor home has recently been added to the lot. Large RVs would benefit from a second (north) gate for ease of entry and exit.

h) Activities

Kim Hawley, Activities Chairman, reported the holiday party will be Dec. 2nd from 11-1. Janet has found a Santa (homeowner) and the suit. A tree will be put up as well as a wreath. Activities to include crafts, treats, and raffle. Flyers will be sent out twice and it will be posted to the website.

i) Welcome Wagon

Lot 18 has been welcomed
Lot 33 has an offer on their home

j) Newsletter

Blake Johnson said he will locate the fall newsletter and will email it for distribution with the holiday party flyer. Tre has volunteered to do a winter newsletter.

k) Website

Discussion on having Josh Goodhead help with fixing the calendar on the website so homeowners can request rental dates online.

OLD BUSINESS

- a) Security System: No update.
- b) New Bathroom: Scott would still like to do this project, but would like a deadline. As a board though we have been focusing on other projects. Blake has faucets he can donate. Scott will take a look at them, but thinking we will want new ones.
- c) Gas Fireplace: Keith and Bob met with Eric Wallace. They have ordered our unit and given direction on framing. The wiring is ready as well for install.
- d) Ground Cover for Entrance Parking Strip: Discussed earlier
- e) Clubhouse Table/Chairs: Purchased 4 additional chairs. Plan to dispose of old furniture at Goodwill
- f) Reserve Study: Jerry Gintz has looked at the 12yr study and has added 3% across the boards. Based on no dues increase we would be behind \$500,000 by end of 25 years. Keith will meet with Jerry to see what we need to do with our dues in order for this not to happen.
- g) Parkway Replacement Tree/RV Lot Tree Removal: Parkway tree appears to be thriving. RV lot tree already discussed.
- h) Diaper Changer (Added Agenda Item): Bob will install this

NEW BUSINESS

These Minutes Have Not Been Approved

- a) Holiday Lighting of Parkway Trees: The lights will go on after Thanksgiving on the parkway trees and the uplights will be shut off.
- b) Electrical Panel (Added Agenda Item): Next major upgrade might need to be the Clubhouse electrical panel. Existing panel does not meet current code and the panel is discontinued. The current one could easily be a fire hazard. We will discuss further in our January meeting.
- c) Bump in Driveway (Added Agenda Item): Giant bump in our driveway caused by tree roots near the storm sewer. Discussed cutting tree down vs trimming roots?? Janet will get a hold of Dennis Tompkins (arborist) to take a look. Further discussion in January

PUBLIC FORUM

No discussion

NEXT MEETINGS: Annual meetings: January 4th, February 1st, and March 8th

Meeting adjourned at 8:09p