

**MANORWOOD BOARD MEETING**  
**March 8, 2018 @ 7PM**  
**CLUBHOUSE**

**CALL TO ORDER**

The meeting was called to order at 7:03pm by President Keith Fabling. Other board members present were: Janet Fabling, Bob Anderson, Dan Robbs, Mark Thurber and Scott Overby

Absent: Tre Johnson

Lot 4 Present

**ESTABLISH QUORUM**

Quorum established

Shout out to Bob Anderson on the great job he did on the stone work around the fireplace. Looks great. Bob is still working on the hearth.

**MINUTES FROM LAST MEETING**

Minutes from the previous meeting (Feb 1, 2018) were voted on and approved unanimously

**FINANCIAL REPORT**

Will review budget later in the meeting. Will discuss splitting operational and reserve accounts.

**COMMITTEE REPORTS**

**a) ACC**

Lot 29: Wants a new fence and to extend it up to the front of the house. Approved by ACC

Lot 111: Wants to put on a new roof. Homeowner was told that the board is in the process of rewriting the guidelines. She will send in the ACC application

Lot 109: ACC board member noticed roofing truck and shakes being pulled off. They were mid-way to putting on a roof we have approved for installation just not the color (black). The roof will continue to be installed and the homeowners did fill out an ACC application after the fact.

Lot 6: Talk of dish placement for satellite television. They did place theirs in the back so it is approved

Lot 95: They did move camper out but utility trailer is still there.

Lot 107: Rental home owned by IH2 has had noise complaints by the neighbors. Loud music and cars revving. Stacia has talked to IH2 and Janet has written them a letter. Never heard anything back from letter. Neighbors have been told to call the police with noise complaint and to let Stacia know if they do.

**Satellite Disks Guidelines:** Approval must be granted if disk will be placed on a place other than the backyard

**Roof Guidelines:** Board voted to allow black as a roof color option. Yes votes won. Board voted to allow metal roofs. No votes won.

**General Guideline Information:** The fining method for major projects will \$250.00 lump fine and then \$100 per day when construction ends or satisfied.

**Walk Thru:** Spring walk-thru will be week of May 7, 2018

**b) Clubhouse**

Scott handed out the design for the bathroom remodel. Review and discussion regarding the layout. The board will move forward to have Scott suggest materials and colors.

**c) Pool**

Jamie has already starting interviewing. Last day of school in June 21. Keith has made some calls on getting the stair fixed and broken plaster.

**d) Grounds**

These Minutes Have Been Approved

Need to remove roots on parking strip. Keith and Mark are working on it. Shaw Rd. project begins in April. Keith has marked underground electric wires. Also the new trees in entrance have been fertilized.

**e) Facility Manager**

Lights in the clubhouse have been replaced.

**f) Tennis Courts**

Nothing much – just getting ready for summer.

**g) RV Lot**

Kylie Davis spent time cleaning out the lot. He thinks more trees should come out. A quote for 5 trees and two stump grindings was \$2600.00. Maybe see if the Shaw Rd project will pay for the new entrance?

**h) Activities**

No Report

**i) Welcome Wagon**

There is an offer on Lot 33

**j) Newsletter**

No newsletter. Maybe this coming summer

**k) Website**

Josh Goodhead to take over Connor Marshall's spot at the same rate of \$50.00 per month.

**OLD BUSINESS**

- a) Security System: Keith will call Lane Sadler
- b) New Bathroom: See earlier minutes
- c) Gas Fireplace: Discussed earlier. Aluminum vent has been lowered on roof
- d) Ground Cover for Entrance Parking Strip: On hold
- e) Reserve Study: Keith had a guy from his church who does accounting look over the numbers. See new business
- f) Electric Panel: We have 3 bids: Lane Electric, LLC \$1750, Abacus \$4990, and Wire Power Electric \$3815. Outside electric box must be changed out too which may not be covered by Lane Electric bid. Keith to check with them. We need to see this as our next project for safety reasons. Keith will call Lane Electric.

**NEW BUSINESS**

- a) Proposed Budget: Overview for new budget for March 2018 thru February 2019.  
**MOTION:** To move Dean Witter money into a new savings account to be opened with Key Bank. Then every quarter move roughly \$3000.00 to this account and the rest to be used for paying bills. **PASSED** Unanimously

**PUBLIC FORUM**

Nothing

**NEXT MEETINGS:** April 12<sup>th</sup>, Annual Meeting to be May 6, 2018 at 3p, and June 14<sup>th</sup>.

These Minutes Have Been Approved

Meeting adjourned at 9:15p

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