

**MANORWOOD BOARD MEETING**  
**April 12, 2018 @ 7PM**  
**CLUBHOUSE**

**CALL TO ORDER**

The meeting was called to order at 7:04pm by President Keith Fabling. Other board members present were: Janet Fabling, Bob Anderson, Mark Thurber and Scott Overby

Absent: Tre Johnson & Dan Robbs

Lot 4 Present

**ESTABLISH QUORUM**

Quorum established

**MINUTES FROM LAST MEETING**

Minutes from the previous meeting (Mar 8, 2018) were reviewed with corrections. They were approved by unanimous vote with the changes.

**FINANCIAL REPORT**

Stacia reported new budget figures are in and we have just completed our first month with these new numbers.

**COMMITTEE REPORTS**

**a) ACC**

**MOTION:** When the ACC gives a 3rd notice for non-compliance via community walk-thru, a \$10 per week fine will be levied until correction is made. **PASSED** unanimous.

Lot 111: Owner putting on new roof (GAF Grand Sequoia – Brown). She has sent in her application, but has received verbal approval.

Lot 46: Fence fell down during a wind storm. They currently have a temporary chain link fence up that will be replaced with wooden fencing to match.

Lot 95: Starting May 1 if their utility trailer is still visible they will be fined \$10/week until it gets taken care of.

Lot 107: Rental house has had noise problems. The police have visited their house. Since then it seems things have quieted.

Spring walk-thru has been partially done and will be finished soon.

Lot 4: Owner did personal walk thru and turned in a list of violations as seen from the front of the house. This letter was turned over to the board.

Roof guidelines will be typed up and finalized to include the verbiage that a black roof is okay. The guidelines will be available at the annual meeting.

**b) Clubhouse**

Nothing

**c) Pool**

We are now accepting applications. They are available at the clubhouse, our website, and the MOA page on Facebook. We will open when weather permits, but not before Memorial Day. Keith sent pictures of the pool to Gary at Pleasure Pools to see about them fixing the plaster and step in the pool.

**d) Grounds**

Nothing

**e) Facility Manager**

Bob has cleaned the gutters and replaced the lights in the clubhouse with LED ones. Bob also traced the wires in the electrical box and there are two that he is unsure where they go.

**f) Tennis Courts**

Keith will try to get the courts operational by the end of May. No plans to spend any money. We will table fixing the fence on the north side.

These Minutes Have Been Approved

- g) RV Lot**  
Plan on talking to Todd who is the project manager for the Shaw Rd project and see if they will re-curb the Median island on Manorwood Dr and flatten the bumps in the driveway that are popped up because of tree roots. There is talk that they could possibly be storing machinery and what not on our property during the project.
- h) Activities**  
Kim Hawley will call Janet and start working on the 4<sup>th</sup> of July parade and festivities. Scott Overby has secured the emergency vehicles.
- i) Welcome Wagon**  
Lott 33 has closed.
- j) Newsletter**  
On hold
- k) Website**  
Josh Goodhead has been working on the website for a month now. Keith will also help keep him updated.

#### **OLD BUSINESS**

- a) Security System: Lane Sadler will take over. He will connect with Keith.
- b) New Bathroom: Put on hold until transition of bookkeeper is finalized.
- c) Gas Fireplace: Working great and looks good
- d) Ground Cover for Entrance Parking Strip: This will be put on hold and see what the Shaw Rd. Project might do. We still need to continue to water the trees along the entrance. We continue to have the "water deal" with Lot 1.
- e) Reserve Study: Looks like we will need to increase dues 10% every year for the next 3-5 years and increase budget by 3%
- f) Electric Panel: Put on hold until transition of bookkeeper is finalized.

#### **NEW BUSINESS**

- a) Confirm Budget: New budget is out and looks good.
- b) Annual Meeting: The meeting is May 6<sup>th</sup> and Keith will do up the agenda. Julie Door from the Puyallup City Council will be present to talk about Shaw Rd.
- c) Shaw Rd Project: Mark Thurber attended the meeting and typed up some notes that were shared at the meeting.
- d) Stacia Resignation: With Stacia's announcement that she will be done as of the end of April there will be need to discuss turning the books over to a management company or if we are able to find someone to replace her. The cost will go up with a management company. MOTION: Stacia was offered \$1200.00 a month to stay with MOA until Sept 1 (in order to do the Sept 1 billing). PASSED unanimously. Stacia will let Keith know over the weekend if she accepts.

#### **PUBLIC FORUM**

Nothing

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

Meeting adjourned at 9:00p

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