

## **MANORWOOD BOARD MEETING**

**June 18, 2018 @ 7PM**

### **CLUBHOUSE**

#### **CALL TO ORDER**

The meeting was called to order at 7:01pm by President Keith Fabling. Other board members present were: Janet Fabling, Bob Anderson, Mark Thurber, Jami Overby and John Adamson

Absent: Dan Robbs, Jon Rodman & Brent/Susan Cutrell

Lot 2 Present

#### **ESTABLISH QUORUM**

Quorum established

#### **MINUTES FROM LAST MEETING**

Minutes from the previous meeting (April 12, 2018) were reviewed and approved by unanimous vote.

#### **FINANCIAL REPORT**

Review of budget and explanation on the pool category because of the expenditure to re-plaster the pool.

#### **WELCOME**

Introductions and welcome to our three new board members: John Adamson, Jon Rodman, and Brent/Susan Cutrell

#### **PUBLIC FORUM (Moved ahead in Agenda)**

Lot 2 was in attendance to discuss the current board and offered to join if we are needing any position filled. He also shared concern for turning our community over to a management company. Wanted to know if the community had been asked their opinion. The worry of this place becoming a corporation and not a neighborhood anymore is present. Would like to see the website sharing more information for all or a reminder saying the any homeowner can contact the board for review of any documents. Lastly the idea of enclosing the pool for year around swimming was presented an idea.

#### **ASSIGNED BOARD POSITIONS**

President: Keith Fabling

Secretary: Janet Fabling

ACC Head: Janet Fabling

Pool: Jami Overby

Tennis Court: Keith Fabling

Activities: Kim Hawley

Webmaster: Josh Goodhead with John Adamson

Newsletter: John Adamson

Vice President: Mark Thurber

Treasurer: Jami Overby

Clubhouse: Bob Anderson

Grounds: Mark Thurber

RV Lot: Dan Robbs

Welcome Wagon: Janet Fabling

Facility Manager: Bob Anderson

Also will begin a new procedure where a log book will be kept in the office to keep track of things needed to be fixed and what has been done. This will be easily accessed for all to track.

#### **COMMITTEE REPORTS**

##### **a) ACC**

Third notices are in the process of being sent out and are due for homeowners to resolve between 6/18 and 7/13. Bob sent out two, Mark sent out one, and Janet sent out five.

Lot 2: Sent an email threatening legal action. He is against the walk-thru courtesy notices he received for a moss-covered roof and says that by cleaning his roof if it starts to leak in the future that MOA would be responsible for the cost. They did clean the roof and we did consult with our attorney regarding the matter.

Lot 3: Their roof was leaking just at the same time we were finishing up our roof guidelines. Homeowner was allowed to put on a Landmark Pro Architect 80 roof.

Lot 20: They have received two courtesy notices and we have not heard anything but it was cleaned up. Another letter will be written and sent certified mail regarding the building guidelines. To be sent in July.

Lot 64: They have 5 healthy Douglas Firs in their front yard and worried they will fall on the house. They have been instructed to obtain an arborist and turn that report in with their request. They will be asked to replant trees in their place.

Lot 28: Is upset about the courtesy notice being left at his door when he asked that nothing be left there. The ACC apologized to homeowner, but he wants to meet at clubhouse to review financials. Board has not heard anything further.

Lot 45: Reported a tree in the parking strip has buckled the sidewalk making it dangerous to walk. Keith reported to the City and it was cut down the next day.

Further discussion from the board needs to happen regarding parking cars. Covenants say 2 in garage and two in the driveway. What about those parked off to the side of the driveway? Also what about unlicensed cars in the driveway?

**b) Clubhouse**

Had some problem with a wood pecker. The hole has been boarded up. Some roof shingles need to be replaced on the side. The vacuum cleaner has been fixed. Also a bad board on the pool deck has been fixed.

**c) Pool**

Pool up and running. Things are going smoothly.

**d) Grounds**

We need to finish about 80 ft strip to Shaw Rd with sprinklers. Probably would cost us \$200 to do ourselves or \$1,000 to have Waterwise do the job. It is about 11 heads that need to be set. Would seem best to have us do and save. Also have the last 27 ft of the parking strip to the driveway to finish with sprinklers. This cost should be around \$50.

**e) Facility Manager**

Nothing

**f) Tennis Courts**

Keith put more red tape down for pickle ball lines. Don't see the north side fence getting replaced this summer. Keith would like to put a layer of "deck over" on the pickle ball court. It is the same substance we put on the decks around the clubhouse. The tennis court does need pressure washing.

**g) RV Lot**

It was confirmed that the RV lot entrance will not be blocked during the Shaw Rd project.

**h) Activities**

Janet is still waiting to hear from Guy Overby, Deputy Fire Marshall, to make sure emergency vehicles will be present. Plan is to have the parade, then potluck and root beer floats.

**i) Welcome Wagon**

Lot 33 and 59 are new to the neighborhood.

**j) Newsletter**

On hold.....might be deferred to management company

**k) Website**

John Adamson will get with Stacia to discuss process.

**OLD BUSINESS**

- a) Shaw Rd Expansion: The MOA whole corner will be done in 8 weeks. City agreed to bring electricity to the middle median. City will also buy us some trees to place in the median along with our Weeping Atlas. We will do the planting.
- b) Security System: Trying to get Lane Sadler to take over. Maybe he can do door lock too. Stacia will give all the software information on the door lock to Jami.
- c) New Bathroom: Scott to keep working on design. Jami suggested that we call the office and schedule an appointment with their design team since we have paid for the service.
- d) Entrance South side parking Strip: Talked about earlier in the meeting.
- e) Reserve Study: All management companies have a third party do this. We will wait until we have selected the company to take over upon Stacia's departure.
- f) Electric Panel: Replacement on hold.

## **NEW BUSINESS**

- a) Management Selection Process: Those board members that can meet again and first prioritize their top 3 choices via email. Once those emails are in a date will be selected to meet again to decide.
- b) Assign Stacia's Duties: Maybe do this at the final board member management selection meeting.
- c) D&O Insurance: Protection in case a homeowner does decide to sue the board. Depending on amount of coverage cost is \$425 to \$565 a year. Maybe have State Farm come to our next meeting to discuss. Janet volunteered to get bids from other companies.
- d) Proposal on Median rebuild: Already talked about earlier in meeting.
- e) Proposal – Yard of the Month: Lot 66 brought up this idea.
- f) Reclaimed Wood Flag Donation: **MOTION:** That the American Wooden Flag hanging that was donated to the clubhouse be accepted. **PASSED** unanimously.

Discussion on allowing Lot 80 to continue her private lessons at the clubhouse. Concern that what the homeowner earns would count as income for the MOA, a non-profit organization with an income limit. Also, it would be setting a precedent for others who want to use the clubhouse. **MOTION:** Lot 80 can no longer use the clubhouse for her personal business if she is collecting money for her services. **ON HOLD:** 4 yes votes and 1 no vote. Majority not reached. Will call for another vote next month if more Board members are present.

Also will not allow business cards on the clubhouse bulletin board unless they are from our homeowners.

## **PUBLIC FORUM**

Discussed earlier in the meeting

**NEXT MEETINGS:** ----- July 12<sup>th</sup>, August 9<sup>th</sup>, and September 5<sup>th</sup>

Meeting adjourned at 9:12p