

MANORWOOD BOARD MEETING

January 10, 2019

CLUBHOUSE

CALL TO ORDER AT 7:00pm

Present: John Adamson, Bob Anderson, Keith/Janet Fabling, Jon Rodman

Non-Board Members Present: JC Higgins (Rebecca Arroyo), Lot 4, Lot 40, Lot 91

Absent: Brent Cutrell, Jami Overby, Dan Robbs

ESTABLISH A QUORUM

Quorum established

OPEN FORUM:

“Open Forum Guidelines for MOA Board Meetings” was read. The danger of tall trees in residential neighborhoods, the lack of maintenance of various properties, and a suspected car repair business operating out of a home were presented. Suggestions for changes to the CC&R’s and business model of the HOA were made. In keeping with the Guidelines, clarifying questions were asked but no action was taken. Timely follow-up of requests to address covenant violations was promised.

MINUTES:

MOTION: November 8, 2018 minutes were approved unanimously.

INTRODUCTION OF REBECCA ARROYO, NEW JC HIGGINS ASSOCIATION MANAGER

FINANCIAL REPORT

JC Higgins provided Manorwood financials dated December 2018.

COMMITTEE REPORTS

a) ACC – Janet Fabling

Lot 14 – sold December 18, 2018

Lot 20 - heavy equipment moved onto the lot, suggesting construction will begin.

Lot 26 - sold October 12, 2018

Lot 40 - received ACC permission to place a 192 sq ft Tuff Shed in the backyard

Lot 45 - for sale 1/6/2019

Lot 51 - 2 trees fell on the house on 1/6/2019 doing extensive damage. Janet Fabling talked to the homeowner who has moved out temporarily. Dennis Tompkins, an ISA Certified Arborist, found laminated root rot in the root ball and bark, but not in another tree across the driveway.

b) Pool/Door Codes – Jami Overby

No report

c) Grounds – Mark Thurber

No report

d) Facility Manager & Clubhouse – Bob Anderson

Overhead fans and lights were replaced in both bathrooms. A new neon light was installed in the pump room.

e) Tennis/Pickle Ball Courts – Keith Fabling

No report

f) RV Lot – Dan Robbs (not present)

Keith Fabling expects the dead tree outside the fence will be cut down soon by the city. Dan Robbs has told him he does not believe it poses a danger to RV's in the Lot.

g) Activities – Kim Hawley/Janet Fabling

The 2018 Santa Visit and Food Drive was on Sunday, December 16th, 11-1 in the Clubhouse. Flyers were posted on mailboxes in Manorwood Division I and other nearby neighborhoods to foster community spirit. Jerry Gintz was Santa to the 12 children who attended. Kim, Teresa, and Dorothy Hawley provided cocoa, cookies and ornaments for decorating. Food donations which were taken to the Puyallup Food Bank.

h) Welcome Wagon – Janet Fabling

The new owners of Lots 26 and 80 were greeted and their personal information was provided to JC Higgins. Lot 14 residents will be visited when they move in.

i) Newsletter – John Adamson

Information for the spring newsletter, should be submitted by the March 7th Board meeting with delivery in April.

j) Website – Josh Goodhead/John Adamson

No report

k) Clubhouse Rentals – Linda Carter/Liz Knox

Two changes will be made on the website for Clubhouse rentals: Rebecca Arroyo, Association Manager, will handle rental arrangements and the rental fee has been increased to \$75 from \$50.

OLD BUSINESS

a) Sign “Code of Conduct for Board Members and Officers”. (Robbs)

Dan Robbs was absent from the meeting.

b) Status of MOA Reserve Study

An assessment was proposed in the recently completed reserve study. Rebecca Arroyo announced new changes to the RCW that governs assessments. The Board requested more information.

c) Update: Shaw Road Expansion

Keith and Janet Fabling attended the preopening celebration on December 14th. On January 9th, John Adamson, Keith and Janet Fabling met with Ted Hill and the Puyallup Traffic Manager to report sight distance complaints from homeowners exiting Manorwood onto Shaw Road and vehicles driving onto the median when turning off Shaw Road onto Manorwood Drive. They requested \$500-700 for supplies to replace 45ft of Lot 1’s fence behind the PSE electrical box on Shaw Road. Also asked that the current RV Lot entrance onto Shaw Road remain in the plans for Phase 2.

d) Carpet & Clubhouse Cleaning

Carpet re-shampooed December 14th to address stains present since November 10 rental and before Santa Party December 16th.

e) Report of monthly covenant compliance by homeowners – JC Higgins

No report

f) ACC Guidelines Changes & Collection Resolution Policy – JC Higgins

Both received by homeowners on November 29th

g) Update: Clubhouse electrical panel replacement

Keith Fabling reported his electrician was able to find a day/night sensor online for \$185.00, a savings of over \$400.00. It will be installed before the old one fails.

NEW BUSINESS

a) 2019 Budget

Keith is working on the budget which must be approved by the Board before March 1st. Keith, Jon Rodman, John Adamson, and Bob Anderson will meet January 18th.

b) John Adamson emailed the city requesting a citywide pickup of tree limbs following the the January 6th storm. His request was denied with the reminder that homeowners have been given yard waste bins which are picked up every other week.

c). Lot 66, a new homeowner, broke his mailbox key off in the lock. Keith Fabling was able to extract the piece from the lock with tweezers and get 2 keys made at Milo's Locksmith. The HOA is not responsible for the maintenance or repair of cluster mailboxes and the USPS is limited in what it will do. A suggestion was made to include this information in the next newsletter.

NEXT 3 MEETING DATES: Feb 11, Mar 7, April 11

ADJOURNMENT: 8:59 PM