**MANORWOOD BOARD MEETING  
September 10, 2020**

**CALL TO ORDER AT 7:05PM (via Zoom video due to Washington’s “Stay Home, Stay Healthy” Order)**Present: John Adamson, Phil Carter, Linda Dement, Craig Edmonds, Keith Fabling, Aaron Grenlund, Cindy Hutchinson, Jennifer Reed, Mark Thurber   
Non-Board Members Present: Rebecca Arroyo, Assn Manager; Janet Fabling, Secretary;   
 and Lot 4  
**CHANGES TO THE AGENDA:** New Business a) Executive Session was canceled before this meeting. By Board resolution, it was decided to schedule an executive session before each Board meeting and cancel it, if not required.

**ESTABLISH A QUORUM**Quorum was established.

**OPEN FORUM:** Open Forum Guidelines for MOA Board Meetings was not read. Lot 4 was present to observe the meeting.

**MINUTES**It was moved, seconded, and unanimously approved to accept the August 6, 2020 Board Meeting Minutes.

**FINANCIAL REPORT**Board members were emailed the August financials earlier today. Rebecca Arroyo reported the balance sheet shows $2,761.34 on hand; $40,008.38 in savings with $6,466.72 in reserves.

**EDWARD JONES RESERVE ACCOUNT BALANCE**   
A statement dated August 28, 2020 shows a balance of $65,252.04, a decrease of $29.23 from   
last month.

**COMMITTEE REPORTS  
 a) ACC –Mark Thurber**  
 Lot 16 - new garage door approved   
 **b) Pool/Door Codes – Linda Dement/Jami Overby  
 Pool:** Pierce County is not expected to advance to Phase 3 anytime soon which   
 would allow the pool to reopen. The savings from not having to hire pool attendants   
 this summer is estimated to be about $9,000.00. Yesterday, Aqua Care removed   
 windstorm debris from the pool.   
   
   
 **Door Codes:** When the Clubhouse reopens, anyone needing a code should text Jami   
 Overby at 253-677-4680.   
 **c) Grounds – Mark Thurber/Aaron Grenlund  
 Trees:** Keith Fabling reported the Sept. 7th windstorm caused several large tree   
 limbs to fall on the Clubhouse lawn and scattered debris all over the property. Keith   
 Fabling and Grass Roots cleaned up the area. Mark Thurber is considering options to   
 hide the large maple stump on Manorwood Drive and improve the looks of the area   
 in other ways while waiting for natural vegetation to recover. Keith waters the   
 entrance monuments and parkway regularly.   
 **Irrigation System:** Aaron Grenland examined Manorwood’s system to determine  
 if a rain sensor would be helpful in conserving water. Due to its age, the system  
 will not accept a 12 or 6 volt signal and besides, it’s only used 3 months a year. Some   
 sprinkler heads need to be replaced.   
 **d) Facility Manager/Security – Keith Fabling** Keith plans to blow the debris left by the Sept. 7th windstorm from the roof.   
 **Security:** Currently, no one is able to see video feed on a home computer or iPhone.   
 Aaron Grenlund & Josh Beloit will meet to try to fix the problem.  
 **e) Tennis/Pickleball Courts – Keith Fabling**  The courts are being used several times a week. Keith is seeking bids for tree limbing   
 around the courts to reduce debris. Since the pickleball court was painted with Extra   
 Textured DeckOver a year ago & has held up well, he hopes to paint the tennis   
 court, which is much larger, with 2 coats of DeckOver for about $5,000. Five years   
 ago, a bid to professionally resurface the courts was about $17,000.  
 **f) RV Lot –Greg Dement** No report.  
 **g)Activities - Linda Dement** A suggestion that Manorwood HOA host food trucks next summer or to encourage   
 the city to allow trucks to use Manorwood Park was discussed. Plans for a food drive   
 and Santa Party in December will depend on Pierce County’s phase for reopening due   
 to COVID.  
 **h)Welcome Wagon – Janet Fabling** The new owners of Lots 72 & 92 were greeted.   
 **i) Newsletter – John Adamson/Cindy Hutchinson** John Adamson announced submissions are due 9/18 for MOA’s Fall Newsletter   
 covering October, November, and December.   
 **j) Website/Communication – Cindy Hutchinson/Jennifer Reed** There were two postings on Manorwood’s Facebook page this month.   
 **k)Clubhouse Rentals – JC Higgins/Linda Carter/Liz Knox** No report. The Clubhouse remains closed for group events.   
   
**OLD BUSINESS  
 a) Dues Refund – Linda Dement** JC Higgins applied a credit of $16.00 on each member’s account on the last   
 statement for the assessment applied in error for the 12/19-02/20 period .   
  **b) Revision of MOA Documents – John Adamson** The committee has met several times. They hope to be ready to show   
 recommended revisions to the Board next month. **c) Covenant Compliance Report – JC Higgins** Rebecca Arroyo, Keith Fabling, and Mark Thurber completed a walk-thru on 8/11   
 and courtesy notices were sent with an explanation that fines are on hold until   
 Proclamation 20-51 by the Governor is rescinded. The next walk-thru will be 9/21.   
 **b) Update Manorwood Drive/Shaw Rd Site Line Correction Issue – Keith Fabling** Ted Hill, Puyallup Capital Projects Engineer, informed Keith that PSE is still working   
 on the planning phase of lowering the green box and is confident the problem will   
 be addressed this Fall.   
 **c)**  **32nd Avenue SE and 28th Place SE Cluster Mailboxes – Aaron Grenlund** Names of all residents on the 2 boxes were provided by the mail carrier. Aaron will   
 mail cost information for replacing the boxes to them.   
 **e) Update on Members Adversely Affected Financially by COVID-19 – JC Higgins** Rebecca has received no emails or letters from anyone in Manorwood.   
  **NEW BUSINESS** **a) Executive Session 6:30-7:00 PM -** Cancelled   
 **b) 2021 Proposed Budget – Linda Dement/Keith Fabling**  
 MOTION: Adopt 2021 proposed budget. Motion was seconded and approved   
 unanimously after discussion.   
 **c) December Board Meeting?** After discussion, it was decided to schedule a meeting in December.  **NEXT 3 MEETING DATES:**  October 8, November 5 (Annual Meeting 6:30PM), December 10

**ADJOURNMENT:** 8:37 PM