**MANORWOOD BOARD MEETING  
April 8, 2021  
(approved as corrected 6/7/2021; see Old Business g)**

**CALL TO ORDER AT 7:00PM (via Zoom due to COVID-19)**Present: John Adamson, Phil Carter, Linda Dement, Craig Edmonds, Keith Fabling,   
 Aaron Grenlund, Cindy Hutchinson, Jennifer Reed, Mark Thurber   
Non-Board Members Present: Lorne Martin, JC Higgins Mgr; Janet Fabling, Sec.; Lot 5   
 (Jami Overby, Pool Manager); plus 1 phone attendee who did not identify.

**ESTABLISH A QUORUM**Quorum was established.

**OPEN FORUM:** Open Forum Guidelines for MOA Board Meetings was not read.

**MINUTES:**It was moved, seconded, and unanimously approved to accept the March 11, 2021 Board Meeting Minutes.

**FINANCIAL REPORT**Lorne Martin presented the following totals: $676.00 in checking, $55,874.51 in savings, and $12,125.10 in cash. The full financial statement will be available April 10th. After last month’s meeting, Business Manager Deborah Hrubant, confirmed that the 10% dues increase of $16/qtr/homeowner was transferred to the reserve account in February as required.   
  
**EDWARD JONES RESERVE ACCOUNT BALANCE**   
The most recent statement shows a balance of $68,923.29 on March 26. This is a decrease of $58.58 from last month & $154.44 less than November 2020’s balance when reserves were moved to a timed CD due to a change in the liquid money market rate.

**COMMITTEE REPORTS  
 a) ACC –Jennifer Reed** Lot 4 – one mature fir in front yard has been removed, leaving a 4” stump Lot 46 – application to repaint the house was approved  
 Lot 83 – applied to the ACC for removal of all 23 trees on the property. Additional   
 documentation requested. Owner refused to submit requested documents and   
 appeals to the Board for redress. Board considers the ACC’s request for additional   
 documentation to be reasonable and unanimously refused to consider the   
 application until it is provided.   
 Lot 85 – 6 ‘ fence application approved

**b) Pool/Door Codes – Linda Dement/Jami Overby   
 Pool:** Washington moved from Phase 2 to Phase 3 of COVID Recovery on March 22,  
 but recent metrics put Pierce County in danger of reverting back. Janet Fabling   
 presented requirements for HOA pool use under both Phase 2 and 3. Linda, Jami,   
 and Janet will meet to formulate a plan that meets both phases. Jami Overby  
 was asked to begin taking Pool Attendant applications for work beginning May 31,  
 Memorial Day.   
 **c) Grounds – Mark Thurber** Mark weeded the north monument flower bed & noted the plants are sparse.   
 Recent rains make a lack of water unlikely. A suggestion was made to add topsoil &   
 plant more Rubus. All sprinkler heads will be inspected and Grassroots Lawn Care   
 will be consulted about turning on the irrigation system.   
 **d) Clubhouse – Keith Fabling/Aaron Grenlund** Next month, Keith will present a proposal for pressure washing & painting the wood   
 deck and Aaron will present three potential replacements for the water heater. The   
 Board will be asked to vote to purchase for installation by Memorial Day.   
 **e) Tennis/Pickleball Courts – Keith Fabling**  Pressure washing of the courts before putting the nets up in June was discussed with   
 Phil Carter. Cleaning takes about 3 days using a 24” surface cleaner. Craig Edmonds   
 volunteered to help. Keith has proposed painting the tennis court like the pickleball   
 court with Behr Deckover paint.   
 **f) RV Lot –Greg Dement**   
 March cleanup day was moved to 10 AM Saturday, May 1st. Linda Dement reminded   
 everyone to be sure to secure the gate locking mechanism prior to attaching the   
 padlock.   
 **g)Activities - Linda Dement** Janet Fabling has contacted the Puyallup Police and Central Pierce Fire & Rescue   
 about supporting a parade in Manorwood on July 4th. There has been no response   
 yet and all agreed the parade should be cancelled if they decline. Following COVID   
 guidelines, it may still be possible to offer root beer floats on the lawn.   
 **h)Welcome Wagon – Janet Fabling** Lot 20 – Sold for $947,500 on March 25th. Multigenerational family greeted.   
 Lot 33 – On sale beginning March 29th for $695,000 (5 bedroom + in-ground pool)   
 Lot 92 – Army Officer is deployed for one year. Renters greeted. Management   
 company’s contact information given to JC Higgins. Lorne Martin explained any fines   
 would be mailed to the Owner c/o the rental management company.   
  
  
   
 **i) Newsletter – John Adamson/Cindy Hutchinson** Editors applauded for excellent Spring Newsletter. Linda Dement was thanked for   
 copying & delivering to those without email. The deadline for submissions for the   
 Summer Newsletter will be mid-June.   
  **j) Website/Communication – Cindy Hutchinson/Jennifer Reed** There have been no messages, other than ACC applications, on the Manorwood gmail   
 account. There were two messages on Facebook: Lot 109 reported cars parked on   
 the street were broken into on 3/18 and Lot 14 requested yard care recommenda-   
 tions on 3/28.   
 **k)Clubhouse Rentals – JC Higgins/Linda Carter/Liz Knox** In February, under Phase 2, the Clubhouse was closed except for use as a miscellane-   
 ous venue for Owners in need of a business meeting space for 12 or fewer people.   
 Since then, Puyallup Valley Quilters have been using it twice a month. The Reserva-  
 tion Calendar was turned back on and an application has been received for a social  
 event on June 12th. Now that the county has been advanced to Phase 3, the   
 potential renter awaits the Board’s decision about reopening the building for social   
 functions (see New Business). The Board agreed to meet in person at the Clubhouse   
 for the May meeting following appropriate guidelines.

**OLD BUSINESS** **a) Covenant Compliance Report – JC Higgins/Jennifer Reed** Jennifer, Lorne Martin, and Callisa Bailey performed a covenant compliance walk-  
 thru on March 29th. Their findings were emailed to the Board today. Thirteen roofs   
 with significant moss and debris were identified as well as other issues. Roof   
 condition will be evaluated May through September only.  
 **b) Update Manorwood Drive/Shaw Rd Site Line Correction Issue – Keith Fabling** Keith talked to the Owner of Lot 1 who said the city plans to move the fence panel   
 that’s blocking the view 4 feet instead of 8. No date has been set for the work.   
 **c) Cluster Mailbox Replacements – Craig Edmonds/Aaron Grenlund** Craig Edmonds reported a new 32nd Ave SE box has been installed and the old box   
 will be picked up. New boxes have a unique safety feature to discourage mail theft.   
 **d)** **Maintenance of Manorwood Park – Craig Edmonds** Craig submitted an article for the newsletter and said the City of Puyallup spent 3 ½   
 days clearing brush and low hanging tree branches away from the sidewalk. Friends   
 of the Park, a local group, has volunteered to cut ivy from the base of trees and Craig   
 is hoping residents of Manorwood Division 1, Manorwood West, and Manorwood   
 South will join them on Saturday, May 1st.   
 **e) Activity relating to MOA Lien (Lot 48) – Keith Fabling** No report.  
 **f) 2-Phase Process for Revision of MOA Documents – Keith Fabling** Tentative plan:   
 Phase I – 14 canvassers have until 4/15 to review proposed changes or suggest   
 additions, & then be asked to pledge 100% support. A second request to allow   
 chickens has been received from canvassers.   
 Phase II – on 4/30, Keith will send documents to the remaining MOA Owners who   
 will have the month of May and part of June to review changes. On 6/15, ballots will   
 be sent with return requested by 7/15. Door-to-door canvassing of those who did   
 not return ballots needs to be complete by September 1st when a special meeting   
 will be held to count ballots.  
 **g) Revisit Moratorium on Covenant Violation Fines** After further discussion at the May 7, 2021 meeting, MOTION was revised and   
 unanimously approved by the seven Board members present: Immediately end the   
 moratorium on covenant violation fining that was voted for in February 2020.

**NEW BUSINESS** **a) Consider Opening the Clubhouse for Social Functions (Phase 3)** One request to reserve the Clubhouse in June for a graduation party involving 10   
 close family members has been received. Under Phase 3, a maximum of 10 people   
 from outside your household may gather indoors. If Pierce County is returned to   
 Phase 2, the limit drops to 5 people; limit 2 households. MOTION: Open the   
 Clubhouse for reservations as long as Phase 3 or better is in effect. No signed   
 addendum to the rental agreement will be required. The motion was seconded.   
 After discussion, the proposal passed (1 opposed, 1 abstained, 7 in favor).   
 **b)**  **Discuss Pool Opening/Attendant Hiring (Phase 3)** See Pool under Committee Reports.  
 **c) 4th of July (Phase 3)** See Activities under Committee Reports.

**NEXT 3 MEETING DATES:**  May 6, June 3, July 8

**ADJOURNMENT:** 8:39 PM