**MANORWOOD BOARD MEETING  
May 6, 2021**

**CALL TO ORDER AT 6:56PM IN THE CLUBHOUSE**Present: John Adamson, Craig Edmonds, Keith Fabling, Aaron Grenlund, Cindy Hutchinson,   
 Jennifer Reed, Mark Thurber   
Absent: Phil Carter, Linda Dement  
Non-Board Members Present: Lorne Martin, JC Higgins Manager; Janet Fabling, Secretary

**ESTABLISH A QUORUM**Quorum was established.

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

**MINUTES:**Minutes of the April 8, 2021 Board meeting were approved as corrected.

**FINANCIAL REPORT**Lorne Martin presented highlights from the April financial statement: $1039.79 in checking, $55,070.98 in savings, and $12,933.44 in cash. DOH reduced Pool license fee due to COVID.   
  
**EDWARD JONES RESERVE ACCOUNT BALANCE**   
The April 30, 2021 statement shows a balance of $70,720.59 an increase of $1797.30 from one month ago.

**ANNOUNCEMENT:**Keith Fabling announced his & Janet’s resignations from the Board and secretary position respectively on or before November 2021.

**COMMITTEE REPORTS  
 a) ACC –Jennifer Reed** Lot 16 – driveway repair approved Lot 33 – application to repaint the house approved Lot 83 – application pending to remove all 23 mature trees: Attorney sent letter to   
 Homeowner stating Board’s decision last month; Owner provided written   
 statement from logging company that does not address requested informa-   
 tion.   
 **b) Pool/Door Codes – Linda Dement/Jami Overby** Aqua Care is now servicing the Pool weekly & reminds MOA to maintain water level   
 through summer operation. In order to open under COVID Phase 3 by Memorial Day,   
 facility occupancy has been calculated to be 18 (8 in the Pool, 10 on perimeter deck),   
 not including staff. Jami Overby has placed Pool Attendant applications in Files   
 on Manorwood Facebook. A general water recreation facility operation plan as well  
 as a comprehensive COVID-19 exposure control, mitigation & recovery plan must be  
 developed this month. It was suggested that no guests be allowed until facility   
 occupancy increases.   
 **c) Grounds – Mark Thurber** Inspection of sprinkler heads revealed 1 broken and 2 missing. Grassroots Lawn Care   
 will arrange to turn the system on. Topsoil was added to the north monument.   
 More is needed. Keith Fabling suggested bark be purchased and blown onto the   
 parkway beds from Shaw Road to the Clubhouse. Bids obtained for 40 yds: Aardvark   
 Bark Blowing $2200; Hydroseeding & Bark Blowers $2600. MOTION: arrange with   
 Aardvark for bark to be blown from Shaw Rd to the Clubhouse area. Motion   
 seconded, discussed, and passed 6 yes, 1 no.   
 **d) Clubhouse – Keith Fabling/Aaron Grenlund** Keith will pressure wash, repair & paint the wood decks this month. MOTION: open   
 the Clubhouse for access to the Pool, bathrooms, & showers by Memorial Day.   
 Motion was seconded, discussed, and passed unanimously. The Clubhouse itself will   
 be available as a social indoor gathering space (occupancy 10 people from outside   
 your household) and a miscellaneous venue for business meetings (occupancy 12).   
 **e) Tennis/Pickleball Courts – Keith Fabling**  Phil Carter volunteered to pressure wash the courts. Nets to be installed by   
 Memorial Day. Families have been regularly seen using the area year-round.   
 **f) RV Lot –Greg Dement**   
 Greg thanked May 1st cleanup participants: Ken Cook, Aaron Grenlund, and Chris   
 Slaughter. Greg and Aaron will take debris to the dump. Another work party is   
 planned to apply moss killer.   
 **g)Activities - Linda Dement** Janet Fabling has received no reply from Central Pierce Fire & Rescue asking if they   
 would participate in a 4th of July parade if Manorwood had one. Therefore, no   
 parade will be planned. Janet will inform the Puyallup Police Department.  
 **h)Welcome Wagon – Janet Fabling**  
 Lot 33 – Sold April 30th for $695,000. New Owners to be greeted at move-in.   
 Neighborhood Spot Crime Report 4/28 confirmed arrest of car prowler, a reminder  
 to lock vehicles parked overnight on the street or in the driveway.   
 **i) Newsletter – John Adamson/Cindy Hutchinson** The deadline for submissions for the Summer Newsletter will be June 15th for   
 publishing July 1st.   
  
  **j) Website/Communication – Cindy Hutchinson/Jennifer Reed** Jennifer Reed reported the Manorwood gmail account is regularly used for ACC   
 applications.   
 **k)Clubhouse Rentals – JC Higgins/Linda Carter/Liz Knox** Reservations have been accepted for 5/13 and 6/15 by an Owner in need of a small   
 business meeting space. Janet Fabling will inform the Owner about the Pool opening   
 May 28th. The space should be able to accommodate both activities. The person   
 who asked to have a high school graduation party on June 12th in the Clubhouse  
 understands Pierce County must be in Phase 3 at that time. Callisa Bailey was asked   
 to add Board meeting dates to the calendar (6/3, 7/8, 8/12).

**OLD BUSINESS** **a) Covenant Compliance Report – JC Higgins/Jennifer Reed** The ACC Committee will meet with Lorne Martin and Callisa Bailey to establish   
 priorities for monthly drive-throughs. Home roof condition is evaluated May   
 through September only.  
 **b) Update Manorwood Drive/Shaw Rd Site Line Correction Issue – Keith Fabling** According to the city website, Puyallup has a new City Engineer, Hans Hunger, who   
 replaces Ted Hill. Survey sticks are in the ground, marking Lot #1’s expected four   
 foot fence adjustment .   
 **c) Maintenance of Manorwood Park – Craig Edmonds** Craig reported 15 people from 3 Manorwood neighborhoods responded to mailbox  
 flyers and participated in Park Appreciation Day, 4/24. The focus was on removing   
 ivy from Douglas firs. Large debris piles have been removed by the city. Pictures   
 were posted on the Manorwood Facebook page. Craig hopes to arrange monthly   
 cleanups throughout the summer. Residents are invited to help a Pierce County   
 conservation crew dig up blackberries the 2nd Monday of every month.   
 **d)** **Activity relating to MOA Lien (Lot 48) – Keith Fabling** Nothing to report. Topic tabled pending future activity.   
 **e) Update: Revision of MOA Documents – Keith Fabling** Phase I – Completed last week   
 Phase II – JC Higgins has agreed to handle communicating by email/USPS with the 81   
 remaining Homeowners next week through June 30th . The process will essentially   
 be the same as Phase 1: Aaron Grenlund is prepared to 1) receive recommendations   
 for changing the documents and 2) distribute to Committee members for review.   
 After Board acceptance, ballots & proxies will be printed. Depending on the   
 perceived acceptance by the 81 Owners, the Board and the 14 Canvassers from   
 Phase 1 may have to go to 1-2 of their neighbors seeking approval of changes. The  
 goal is to hold a special meeting to count ballots September 2nd.

**NEW BUSINESS** **a)** None

**NEXT 3 MEETING DATES:**  June 3, July 8, August 12

**ADJOURNMENT:** 8:08 PM