**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