**MANORWOOD BOARD MEETING  
June 3, 2021**

**CALL TO ORDER AT 7:00PM IN THE CLUBHOUSE**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 Manager; Janet Fabling, Secretary;  
Jami Overby, Pool & Door Code Manager; and Heidi Sanders, Lot 4.

**ESTABLISH A QUORUM**Quorum was established.

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

**MINUTES:**Minutes of the May 6, 2021 Board meeting were unanimously approved.

**FINANCIAL REPORT**The May financial statement will not be ready until next week. Lorne Martin reported assets currently total $143,014. 08.   
  
**EDWARD JONES RESERVE ACCOUNT BALANCE**   
The Edward Jones statement for May is expected next week.

**COMMITTEE REPORTS  
 a) ACC –Jennifer Reed** Lot 73 - application approved for 6 ft fence  Lot 75 - roof application approved Lot 83 – removed 23 mature evergreens without approval. Discussion followed.   
 JC Higgins to communicate Board’s response to homeowner.   
 Lot 94 - application pending to remove 3 trees. Property map missing.   
 Lot 102 – house painting application approved   
 **b) Pool/Door Codes – Linda Dement/Jami Overby** Pool - As directed by the DOH, the Pool Committee developed a general water   
 facility operation plan as well as a COVID-19 exposure control, mitigation & recovery   
 plan. Pool hours were posted on mailboxes & the Pool opened May 28. Because of   
 the limited number of swimmers allowed, the no-guest policy will continue until 6/30   
 when restrictions are expected to be lifted. MOTION: allow additional $800.00 for   
 salaries due to attendants working 8 hours/day until June 16th. Passed unanimously.   
 Door Codes – Both Jami Overby’s and Linda Dement’s names will be listed by the   
 door for any Homeowner having difficulty with their code.   
 **c) Grounds – Mark Thurber** Forty yards of bark were blown from Shaw Road to the Clubhouse by Aardvark   
 Bark Blowing on May 28. Thanks to Phil, Keith, & Aaron who helped direct traffic.   
 **d) Clubhouse – Keith Fabling/Aaron Grenlund** Keith pressure washed, repaired & applied one coat of Behr DeckOver to the two   
 wood back decks. Another coat is needed. All tables/chairs were cleaned and new   
 Pool noodles/kickboards purchased. After the padlock for the parking lot gate   
 disappeared this week, a new lock was installed and 15 keys were made & issued.   
 **e) Tennis/Pickleball Courts – Keith Fabling**  Phil Carter pressure washed and installed the nets before Memorial Day. Unfortu-   
 nately, cottonwood trees are dropping debris. Grass Roots blows off the courts  
 weekly. Phil proposed the HOA consider organizing neighborhood weekend games.   
 **f) RV Lot –Greg Dement**   
 Spaces are available. One vehicle has been removed from the Lot. Greg and Aaron   
 to take debris to the dump and apply moss killer to asphalt.   
 **g)Activities - Linda Dement** It was suggested that children especially would enjoy decorating their bikes and   
 walking through the neighborhood on July 4th. Street safety concerns were   
 expressed. Janet Fabling will contact Central Pierce Fire & the Puyallup Police   
 Departments about supporting a parade. Linda Dement will be the organizer.   
 **h)Welcome Wagon – Janet Fabling**  
 Lot 33 – House painted. Contractors still remodeling. New Owners will be greeted  
 at move-in.   
 Lot 84 – assume house is going on the market, as a realtor signpost is in the yard.   
 **i) Newsletter – John Adamson/Cindy Hutchinson** The deadline for submissions to the Summer Newsletter covering July/Aug/Sept will   
 be June 15th.   
  **j) Website/Communication – Cindy Hutchinson/Jennifer Reed** Jami Overby announced the Pool’s opening date on Facebook.   
 **k)Clubhouse Rentals – JC Higgins/Linda Carter/Liz Knox** Owner reservations are on the calendar for 6/12, 6/15, 7/20, 8/17, 9/7, 11/13, &   
 monthly MOA Board meetings through Sept.

**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.

**b) Update Manorwood Drive/Shaw Rd Site Line Correction Issue – Keith Fablingz** No report.   
 **c) Clubhouse Water Heater Replacement – Aaron Grenlund** Aaron recommends a Rheem Marathon 50-gal water heater with a non-metallic tank   
 and lifetime warranty. The cost would be no more than $1500.00. Typical metal   
 tank water heaters offer 6, 9, and 12 year warranties. A tankless heater would not   
 be appropriate for the Clubhouse since shower use during summer swim season,   
 handwashing, etc. isn’t high enough use. By show of hands, the Board gave   
 unanimous approval for buying the recommended water heater.   
 **d)** **Update: Revision of MOA Documents – Keith Fabling**  
 Aaron Grenlund has received no new recommendations for CCR/Bylaw change from   
 the 81 Homeowners who who were mailed the proposed changes recently. By 7/1,   
 ballots will go out to Owners requesting them to be returned to JC Higgins. If   
 approval is less than 75%, unresponsive Owners will be visited Aug 1 – Sept 1 by a   
 Board member or Canvasser seeking their approval. The goal is to hold a special   
 meeting to count ballots September 2nd as required in Article XI of the current   
 Bylaws.   
 **e) Update: Maintenance of Manorwood Park – Craig Edmonds** Craig reported two groups provide monthly cleanup of the Park: a Pierce County   
 Conservation District crew removes blackberries the 2nd Monday of every month;   
 and City Council member Ned Witting & friends do general maintenance. Debris   
 piles are removed by the city.   
   
**NEW BUSINESS** **a) Discuss Board Election Process and Openings in Nov. – Keith Fabling** Craig Edmonds volunteered to be the 2021 Nominating Chairman. Terms expire for   
 3 Board members in November: John Adamson, Aaron Grenlund, & Mark Thurber.   
 Keith Fabling will submit his resignation when his house sells sometime before   
 November. According to Article VII of the Bylaws, the Board may appoint a replace-   
 ment to serve until Nov 2023. Board members must be homeowners.

**NEXT 3 MEETING DATES:**  July 8, August 12, September 9

**ADJOURNMENT:** 8:44 PM