ANNUAL MEETING MINUTES

November 7, 2021

Manorwood Clubhouse

Meeting called to order at 3:00pm by President Keith Fabling.

The purpose of the meeting was to ratify the 2022 budget; elect four (4) Board of Directors for the Association (3 for 3 years, 1 for 2 years); list 2021 MOA accomplishments; and elicit homeowner feedback for improving our community.

**Welcome Homeowners/Introduction of Board Members**

* Thirteen (13) owners attended in person and 7 signed proxies were provided by absent homeowners for a total of 20 Lots represented at the meeting.
* Reading of the November 5, 2020 Annual Meeting Minutes were waved as print copies were available at sign-in. A motion from the floor was made to accept the 2020 Annual Meeting Minutes, seconded, and unanimously approved.

**MOA Accomplishments**

* Keith Fabling highlighted Association achievements including regular Board meetings during the COVID pandemic; the revision of Covenants and Bylaws; and early Pool opening with allowances for social distancing requirements.

**2021 Financials**

* Lorne Martin, JC Higgins Association Manager, reviewed the Balance Sheet covering

January – September 2021.

**2021 Proposed Budget**

* Linda Dement, Treasurer, called attention to the fact that many past projects have cost nothing because people volunteered to do them. Current homeowners were encouraged to ask where they may help. A ballot for the proposed 2022 budget was mailed to homeowners for their review in October. It does not call for a dues increase; the Association will undergo a full Reserve Study; 10% of quarterly dues will continue to be moved to the reserve fund; improvements are planned for the Clubhouse, the irrigation system, and tennis court surface. In addition, it reflects the new higher minimum wage to be paid to pool attendants next summer.
* **Counting of the ballots for the 2022 budget**Of 30 ballots, 29 approved, 1 disapproved. The 2022 proposed budget for Manorwood was ratified.

**Board Introductions**

* Lorne Martin reported 114 ballots were sent out for CCR/Bylaw changes. One hundred were returned with 79% approval. A separate question about allowing chickens failed (50:50). Documents were notarized and recorded.
* Jennifer Reed, ACC Chairman, said walk-throughs to measure covenant compliance are restarting after a one-year moratorium on courtesy letters. A committee will begin revising the ACC Guidelines after the holidays.
* Linda Dement, Pool and Activities Chairman, reported there were several family game nights last summer as well as a 4th of July parade and popsicle social. A Santa visit is planned for December 11th.
* Mark Thurber, Grounds, reported on various projects undertaken in 2021. The city has improved the site line for cars turning north onto Shaw Road from Manorwood Drive and has been asked to help control the blackberries growing on the southside next summer. A volunteer is needed to put up Christmas lights in the trees along Manorwood Drive this year.
* Phil Carter, Tennis/Pickleball Courts. Phil and Cindy Hutchinson offered pickleball lessons last summer. Since resurfacing is out of the question, the tennis court will be painted with DeckOver like the pickleball court. A golf driving net may be installed.
* Greg Dement, RV Lot. Spaces are available.
* John Adamson, Newsletter Editor & Chairman of Document Revision Committee, invited Homeowners to join the ACC Revision Committee.
* Cindy Hutchinson, Newsletter Editor & Webmaster requested contributions for Manorwood’s newsletter on a quarterly basis. The next edition is due out in January.
* Craig Edmonds, MOA Nominating Chairman and community organizer reported on last summer’s cleanup of Manorwood Park with the help of Ned Witting, Puyallup City Council.
* Aaron Grenlund. Bought and installed a new water heater for the Clubhouse. Recently, he discussed the Association’s reserve funds with an Edward Jones fiduciary advisor and believes they are being managed appropriately.
* Janet Fabling, Welcome Wagon. A comparison of home sales since 2019 indicates they may be slowing down (7 in 2019; 13 in 2020; 6 in 2021). From voter registration, 12% of Manorwood voters are 20-39 years old; 42% are 40-59; 18% are 50-69; 40% are 60-79; and 6% are 80-89.
* Keith Fabling, Clubhouse. The PC Health Department requires that immediate changes be made to Clubhouse exit doors to decrease the chances of a small child drowning in the pool. Our 2018 Reserve Study revealed the Association had only 17% of recommended reserves. We’ve been able to double that amount since then partly by saving money with volunteer labor. Board members were thanked for their exemplary service.

**Open Forum  
 \*** A homeowner asked for a copy of the ACC Guidelines and were referred to Manorwood’s website, [www.manorwood.org](http://www.manorwood.org). The answer to a question about reserve funding may be found in the “3-Minute Executive Summary” included in the mailing for this meeting.

**Election Results**

* Chris Wilkie –17
* Josh Beloit – 16
* Heidi Burkheimer – 14
* Don Ernst – 16  
  Chris Wilkie, Josh Beloit and Heidi Burkheimer will serve 3-year terms. Don Ernst will serve for the remaining 2 years of Keith Fabling’s term.

**Future Board Meeting dates**

* No meeting in Dec, Jan 6, Feb 10

There being no further business, a motion from the floor was made to adjourn the meeting at 5:00pm, seconded, and unanimously approved.