**MOA BOARD MEETING   
April 14, 2022**

**CALL TO ORDER AT 6:48 P.M. IN THE CLUBHOUSE**

Board members present: Chris Wilkie, Don Ernst, Craig Edmonds, Cindy Hutchinson, Jennifer Reed  
Board members absent: Phil Carter, Linda Dement, Josh Beloit, Heidi Burkheimer

Non-Board members present: Lorne Martin, JC Higgins Manager

**ESTABLISH A QUORUM**Quorum was established. General meeting was opened. Board then voted unanimously to go into Executive Session to discuss Board attorney communication. Executive session ended at 7:13 p.m., and the Board returned to regular session.

**MINUTES**

March 10, 2022, Board minutes approved.

**OPEN FORUM**No other MOA members were present; there were no requests to speak.

**FINANCIAL REPORT**

Lorne Martin reviewed the March Financial Statement, which was emailed to the Board. The highlights were a $590.90 expense for work by the Board attorney, and $945.00 paid to Association Reserves as half the payment for the state-required Reserve Study of the MOA’s assets and future needs. Lots with delinquent dues are up slightly, from 8% in February to 11% in March, and also are up from 2021. Ten of the 15 delinquent lots received first-time courtesy notices. March total assets were $143,627.83, consisting of $2,500.00 in cash; $66,386.46 in savings; and $73,124.61 in a time CD.

**COMMITTEE REPORTS, AS NECESSARY:**

**a) ACC – Jennifer Reed**

No new applications to report. Jennifer requested an article be run in the spring newsletter to remind owners about roof cleaning. Roof inspections are starting back up. If owners have roof cleaning scheduled, email MOA to let us you know so you don’t get a ACC violation letter.

Jennifer is forming the ACC revision committee. Four people responded to join the committee: Mark Thurber, Greg Dement, Heidi Burkheimer, Cindy Hutchinson. Jennifer said she would schedule the first meeting for later in April.

**b) Pool/Door Codes – Linda Dement and Heidi Burkheimer**

No committee members present to report.

**c) Grounds – Don Ernst**

Majestic Landscaping is doing a great job, Don reported. They are regularly blowing debris off the sports courts. He has not yet talked to Majestic about the cost of adding the long-discussed “third zone” for the irrigation system. The current system misses some grass, which turns brown.

Much discussion centered on moss covering the courts and the driveway. Chris Wilkie mentioned he saw a Bobcat that had a moss-removal attachment like big brush. It went right over the blacktop to remove moss. Don might inquire how much it would be rent such equipment or get quote about moss-cleaning service. Craig Edmonds said the Board should consider removing a few trees to block sunlight from reaching the pool.

**d) Clubhouse – Chris Wilkie**

The fireplace is no longer operable. The digital module is dead and the signal is not going to the striker, Chris reported. The MOA will ride out the situation for a few months since the season is changing. Chris will find out how much a new module will cost.

Don said he bought the new deadbolts for the patio doors to satisfy the health codes; they had not yet been installed.

**e) Tennis/Pickleball Courts – Phil Carter**

Phil was absent, but the Board discussed the courts cleanup scheduled for April 16. Phil Carter, Don Ernst, Craig Edmonds and Cindy Hutchinson have volunteered to clean the courts.

**f) RV Lot – Greg Dement**

No one present to make a report.

**g) Activities – Linda Dement**

No one present to make a report.

**h) Welcome Wagon – Paula Dawson/Stephanie Benson**

No one present to make a report. Two lots, 70 and 89, sold in the previous week. Cindy Hutchinson asked how Paula and Stephanie would know when homes are sold and how do they know when to greet new owners. No one knew the answer since Janet Fabling handled it all herself for several years. Lorne Martin of JC Higgins said he would start a new process: when he receives a notice that a lot is in escrow, he can email Paula and Stephanie.

**i) Newsletter – Cindy Hutchinson**

The spring newsletter will come out in early to mid-May, Cindy reported. She asked for ideas for the issue. Craig Edmonds suggested running something on the fact that on the second Wednesday of every month the city street sweepers come through Manorwood; if people want their street thoroughly clean, move vehicles.

**j) Website/Communication – Cindy Hutchinson/Jennifer Reed**

Jennifer Reed reported that the MOA email account has been updated so that emails are no longer being sent under the name of the former president. Cindy Hutchinson said the manorwood.org domain name has been renewed for another year, for $17.99, and the website hosting service (Bluehost) has been renewed for three years at a cost of $323.64. These expenses were pre-budgeted for 2022.

**k) Clubhouse Rentals – JC Higgins/Linda Carter/Liz Knox**

Cindy Hutchinson mentioned that Liz Knox is leaving Manorwood and will no longer be on this committee.

**OLD BUSINESS**

a) Health inspection compliance – Chris Wilkie

No discussion took place beyond that from earlier in the meeting about the deadbolt locks being purchased.

Next three meetings: May 12, June 9, July 14.

**ADJOURNMENT 8:30 P.M.**