**MOA Board Meeting Minutes**

**August 11, 2022**

**CALL TO ORDER AT 6:38 P.M. IN THE CLUBHOUSE**

Board members present: Chris Wilkie, Cindy Hutchinson, Heidi Burkheimer, Jennifer Reed, Josh Beloit, Linda Dement, Craig Edmonds  
Board members absent: Jami Overby, Phil Carter (excused)

Non-Board members present: Mark Thurber, Lorne Martin

**QUORUM ESTABLISHED**

**MINUTES**

July 14, 2022, Board minutes unanimously approved.

**OPEN FORUM**There were no requests to speak.

**FINANCIAL REPORT**

The July financial report showed $2,500 cash on hand, $68,004.50 in savings, and $73,124.61 in a CD with Edward Jones.

**COMMITTEE REPORTS**

**ACC and Covenant compliance report – Jennifer Reed**

Four inquiries this month – 2 approved applications, 1 Extension granted

Lot #101 -request to paint,

Lot #65 - taking down a maple,

Lot #61 - approved extension

Lot #100 – application pending for landscaping

Jennifer reported that the Architectural Control Guidelines Revision Committee distributed copies of the proposed revised guidelines to the full board of directors for review. Board members have until August 31 to provide feedback, which will be discussed at the board’s September 8 meeting.

**Pool/Door Codes – Linda Dement, Jami Overby, Heidi Burkheimer**

Pool Heater repaired under warranty by replacing valve or module. Josh Beloit is looking into a new keypad for the front door, current one needs a screw – Josh will follow up. Pool Committee to meet to formalize the pool process in fall/winter.

**Grounds** –

Thorn bushes are encroaching on the newly planted trees. The intent is to weed- eat this area or have Majestic Landscaping. Maples on the south side have mildew – Chris to check with ML on treatment and care options as it relates to trees.

**Clubhouse** —

Faucet and urinal remain open tasks - Greg Dement is proposing to wait till after summer. Men’s restroom stall has a balky lock. It will be checked

**Tennis/Pickleball Courts – Phil Carter**

Pickleball lessons and games are ongoing (each Sunday from 1 to 3 p.m., July 31 through August 27). Some Board Members and 2 members from the community met and cleaned up the tennis court.

**RV Lot – Greg Dement**

No update

**Activities – Linda Dement**   
Game nights on August 20, no attendees in July. About 15 or so folks attended National Night Out + ice cream sandwiches and (3) members provided supplies for Sunrise Elementary. Conversation took place regarding additional forms of communication for events – other than flyers, newsletters, and Facebook

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

Linda Dement provided a list to the Board with lot numbers, names and other information of new members of the MOA. No new members at this time.

**Newsletter – Cindy Hutchinson**

Fall issue coming out in late September/October. Thank you, Heidi, for delivering recent paper newsletters

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

Cindy – No report. (1) inquiry for non-member to use facilities was answered

**Clubhouse Rentals – JC Higgins/Linda Carter**

Buffy provided the list of clubhouse rentals for (4) members and (2) HOA events. Thank you to Linda Carter for all your work.

**OLD BUSINESS**

1. Roof leak update and estimates: Got three quotes and Board will vote via email before the next meeting. Once selection is made – announcement to Manorwood Members will be sent to include anticipated gutter and rotted boards, fascia, gable trim and bids will be solicited. Expectation is to initiate roof repairs and rotted boards, fascia, etc. in fall, to let families enjoy pool season. The intent is to address rotting wood on deck in the fall.
2. Setting up communication process with homeowners when MOA needs volunteers for maintenance and cleanup tasks – Suggestion is Facebook, Mass email – note in annual meeting documents and the newsletter (if timely).
3. Lot #83 – Results are pending from HRC, and Jennifer met with entity to provide the response as requested
4. Covenant compliance report – JC Higgins/Jennifer Reed

ACC compliance occurred 7/29/22 and notices were sent out.

**NEW BUSINESS**

1. Nominations are needed for multiple directors at the 11/13/2022 meeting. Craig will begin contacting members. Lot #65 and Lot #12 were suggested as possible folks

**Next three meeting dates:** September 8, October 13 (6:30 p.m.) and the annual meeting 11/13 at 3.pm.

**Adjournment 8 p.m.**