**MOA Board Meeting Minutes**

**September 8, 2022**

**CALL TO ORDER AT 6:34 P.M. IN THE CLUBHOUSE**

Board members present: Chris Wilkie, Cindy Hutchinson, Heidi Burkheimer, Jennifer Reed, Josh Beloit, Linda Dement, Craig Edmonds, Jami Overby, Phil Carter  
Non-Board members present: Mark Thurber, Lorne Martin, Greg Dement

**QUORUM ESTABLISHED**

**MINUTES**

August 11, 2022 Board minutes were approved electronically.

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

**FINANCIAL REPORT**

The August financial report showed $2,500 cash on hand, $60,899.71 in savings, and $73,124.61 in a CD with Edward Jones. 3 delinquent accounts.

**COMMITTEE REPORTS**

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

Two inquiries this month – 2 approved applications. Received feedback on ACC approval.

Tree removals Lot #7 and #15 – approved 9/8

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

The pool passed inspection but had a few conditions to remedy – greater than 4” gap on red/green fencing, update expired reagents by next pool season, turn up shower water temp to 90 degrees at a minimum, and update signage. Linda requested an extension of time due to volunteer limitations, DOH didn’t confirm or advise a firm date of extension was required so reinspect on 9/7 was unsuccessful, causing a $188 fine. Need to specify a reinspect date for “re-inspect”.

Usage – double pool usage from prior year with over 60 lots using the pool this summer. More than 557 people signed in over the summer (when recorded) – not including guests and individual household members.

Josh Beloit is looking into a new keypad for the front door – Josh will follow up.

**Grounds** –

Thorn bushes that were encroaching on the newly planted trees were cut back by Majestic Landscaping. Japanese Maples on the south side have mildew and it’s best to treat in spring – product was purchased to apply by Cindy H. Thank you to Cindy for watering and maintenance of entrance trees. Two lights out – tree lights at entrance by monuments - one replaced but burnt out quickly

**Clubhouse** —

Faucet was replaced in the women’s restroom as well as four locks in the restrooms – two valves need replacement. The urinal remains an open task. Greg Dement is proposing to wait till after summer due to pool usage. Fireplace needs possible circuit board replacement – Chris to follow-up.

**Tennis/Pickleball Courts – Phil Carter**

Pickleball lessons and games ended 8/27 – carryover paint on the deck to FY23.

**RV Lot – Greg Dement**

Lot #67 installed a canopy in the lot.

**Activities – Linda Dement**   
Game night was cancelled in August due to scheduling conflicts on August 20. Finalizing details for possible game nights in the next quarter and Santa Visit (12/10 tentative date).

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

No new members at this time – lot 25 is still active

**Newsletter – Cindy Hutchinson**

Fall issue coming out in late September/October. Need articles by mid-October.

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

Cindy – No report.

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

No rentals for September at this time

**OLD BUSINESS**

1. Roof leak update and estimates: Received three quotes and Board voted electronically (CH motioned, LD seconded, and approved by majority). Announcement to Manorwood Members was drafted and will be sent to members include anticipated gutter and rotted boards, fascia, gable trim. Expectation is to initiate roof repairs and rotted boards, fascia, etc. in fall, to let families enjoy remaining pool season. The intent is to address rotting wood on deck in the fall. Board approved Weathered Wood roofing color and voted to accept Lincoln Gutters bid as motioned via email 9/5 for the gutter replacement in the color of Beaver Brown for the gutters.
2. Covenant compliance report – JC Higgins/Jennifer Reed

ACC compliance occurred **8/30/22** and notices were sent out.

1. ACC committee to meet after receiving feedback from board for another revision
2. Linda to draft article for newsletter regarding six board directors – for annual meeting.

**NEW BUSINESS**

1. Budget will be sent to the board prior to 10/13 meeting so we can work on a final budget for the deadline of 10/14 to members.
2. Discussion related to Lot #107 and the need to document activity so a letter of concern requesting remedies can be reviewed by MOA attorney.

**Next three meeting dates:** October 13 (6:30 p.m.); Annual meeting November 13 at 3 p.m.; and December 8 (6:30 p.m. – tentative)

**Adjournment 8:39 p.m.**