**MOA Board Meeting Minutes**

**October 13, 2022**

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

Board members present: Chris Wilkie, Cindy Hutchinson, Jennifer Reed, Linda Dement, Craig Edmonds, Phil Carter, Heidi Burkheimer

Absent: Josh Beloit, Jami Overby   
Non-Board members present: Lorne Martin

**QUORUM ESTABLISHED**

**MINUTES**

September 8, 2022, Board minutes were approved.

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

**FINANCIAL REPORT**

The September financial report showed $2,685.55 cash on hand, $55,700.62 in savings/reserves, and $73,124.61 in a CD with Edward Jones. 11 delinquent accounts.

**COMMITTEE REPORTS**

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

4 approved applications.

Tree removals - Lot #95 and Lot #96

House color approved – Lot 27

Roof replacement - Lot #2

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

Remaining conditions to remedy – greater than 4” gap on red/green fencing, turn up shower water temp to 90 degrees at a minimum, and update signage. An extension of time was granted until 10/31. Josh Beloit is looking into a new keypad for the front door – Josh will follow up.

**Grounds** –

2 lights out – tree lights at entrance by monuments - one was replaced but burnt out quickly – may need electrician to check. The sprinkler system needs to be winterized.

**Clubhouse** —

2 valves need replacement. The urinal remains an open task - Greg Dement is proposing to wait till after summer due to pool usage. Women’s bathroom has a leaky – valve was shutoff. Fireplace needs possible circuit board replacement – Chris to follow-up.

**Tennis/Pickleball Courts – Phil Carter**

Carryover paint expense for the sports courts to FY23.

**RV Lot – Greg Dement**

Lot #66 and 67 did some fall clean-up.

**Activities – Linda Dement**   
Finalizing details for possible game nights in the 1st quarter of 2023 quarter and Santa Visit (12/10 tentative date).

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

No new members at this time – lot #111 was listed. Lot #25 is now longer 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.

Jennifer – No report.

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

Two in October, One in November, Two in December at this time

2021 – 38 rentals (including HOA events)

2022 - 31 rentals (including HOA events)

**OLD BUSINESS**

1. Roof leak update and estimates: Roof replacement was completed. Gutters will be replaced on 11/29. Repairs are needed for the siding and trim on the chimney. The intent is to address rotting wood on deck in the 2023.
2. Covenant compliance report – JC Higgins/Jennifer Reed

ACC compliance occurred **9/22/22** and notices were sent out. Compliance drive through scheduled 10/14/2022

1. ACC committee to meet after receiving feedback from board for another revision
2. Craig posted on Facebook for the 6 board director nominations needed for annual meeting. Linda will draft an article for newsletter.
3. Budget will be updated and sent to the board for electronic approval so a final budget can be sent to members. JC Higgins will provide a draft consent for electronic communications.
4. Follow-up with rental company re: Lot #107.

**Next three meeting dates:** November 13 (annual meeting – 3pm), Dec 8 (tentative) (6:30 p.m.), January 12 (6:30 p.m.)

**Adjournment 7:48 p.m.**