**MOA Board Meeting Minutes**

**June 8, 2023**

**CALL TO ORDER AT 6:35 P.M.**

**Board members present**: Jennifer Reed, Hillari Mohler, Cindy Hutchinson, Aaron Grenlund, Linda Dement, Josh Beloit, , Mark Thurber, Heidi Burkheimer

**Non-Board members present**: JC Higgins/Lorne Martin, Jim Steves, Kathy MacLeod, Kirk Stringer

**Board members absent:** Jon House

**QUORUM ESTABLISHED**

**OPEN FORUM**MOA member said Airbnb at Lot 37– refuse bins left out before/after Tuesday. Member was encouraged to take photo and notify ACC for monthly compliance report.

Construction noise: 8AM – 3:30PM hours for noise allowed.

**MINUTES**

May board minutes approved.

**FINANCIAL REPORT**

Assets total: $157,811.26

$81,295.82 Savings; $1311.00 monthly reserves.

$74,015.44 in a CD with Edward Jones

19 lots and 3 RV spaces w/ delinquent balances

**COMMITTEE REPORTS**

**ACC – Jennifer Reed**

Inspection Friday before Memorial Day weekend. No findings.

If a cleaning is scheduled, please alert Jennifer.

Painting application Lot 84

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

Operations manual put together for the for door codes

Copies of keys made

All lock codes entered into the new key lock system

**Grounds** – **Mark Thurber**

Watered the trees

Lot 1 to receive $192 credit for allowing MOA to use their water for the southside monuments area. MOA has no water tap at that corner.

Josh to contact Majestic Landscaping owner to discuss concerns and to ensure the new crew understands its duties. Entryway not being properly maintained.

**Clubhouse** – **Hillari Mohler**

Need to install key box

Members to walk around clubhouse and update board as to what they see are priorities for 2023-2024 projects. Budget priorities (Hillari to send a reminder and a few reminders.

Clock in clubhouse still needs to be fixed.

Pressure wash the pool area and chairs (Don Ernst)

Kathy MacLeod to donate 4 deck chairs

**Tennis/Pickleball Courts** – Vacant

Andy Mohler and Josh Beloit cleared the courts.

**RV Lot – Greg Dement/Josh Beloit**

Linda followed up with Zacher about trailer and getting the keys returned. Greg and Zacher to connect. There may be a credit.

3 lots need letters.

Pending – Linda retrieving key from Lot 12. We will keep charging lot rental fee until key and notice turned in.

Need to update form for lost key fee

**Activities – Stephanie Benson**    
Confirmed for the parade

Fire Dept will come for Fourth of July.

End of school year pool celebration?

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

Lot 12 – Pending

Lot 101 - Sold

Lot 23 - Sold

Lot 107 (Up for lease)

**Newsletter – Cindy Hutchinson**

Spring edition successfully delivered via email and to 18 lots that request print version.

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

Website updated

No email updates.

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

June 11

June 17

June 23/24

June 25

July 1

1. Old Business
2. ACC Guidelines Revisions – Board to vote on approving draft to distribute to MOA members for review.
   1. Motion to edit Section 2.1.3 Penalties – Initial $50 will doubled each month until violation is resolved, up to a maximum of $200 a month; board discussed and agreed that maximum of $400 was too steep.
   2. Seconded and approved. Motion to alter Section 2.1.3 passed unanimously.
   3. Motion and seconded. New ACC Guidelines approved unanimously.
   4. JC Higgins will mail copy of Guidelines to all MOA members, along with Cindy’s compliation of key changes. Members will have about 30 days to review and provide feedback.
3. Budget Priorities – Board to update live list of projects for upcoming year
4. New Business

Next three meeting dates (all 6:30 p.m.): July 13, August 10, September 14

Adjournment 8:03PM