**MOA Board Meeting Minutes**

**6:30 p.m., Oct. 12, 2023, In the Clubhouse**

**CALL TO ORDER AT 6:32 P.M.**

Board members present: Jon House, Cindy Hutchinson, Hillari Mohler, Heidi Burkheimer, Josh Beloit, Jennifer Reed, Aaron Grenlund,

Non-Board members present: JC Higgins/Lorne Martin. Ken Cook lot 67, Chris Slaughter lot 66.

Board members absent: Linda Dement and Mark Thurber

**OPEN FORUM**Ken Cook, Lot 67, brought to our attention that trees have fallen in the RV lot. He cleans up the RV lot and noticed tree branches were down. Letter and photos provided to show threatening status of various trees. #5 tree is dead. #6 is next to a boat. #7 is dropping next to an RV. #4 is a foot from the fence and should come down. Proposing tree removal.

Josh andKen to look at the RV lot Saturday 10/14 and assess the situation so we can figure out next steps (What is the solution? What is the investment? Who will own this project?)

Follow up with Ken next meeting.

**QUORUM ESTABLISHED**

**MINUTES**

September meeting minutes approval pending.

**FINANCIAL REPORT**

**Assets total:** $152,479.36

**Savings & reserves;** $75,205.50

**CD with Edward Jones:** $75,585.93

**Cash on hand:** $1,687.93

Notes: 13 lots w/balances and 1 RV space.

One lot (number excluded for privacy) is due for lien; letter sent certified mail 08/23/23. Lien letter to be sent.

Property insurance renewed. $3,531.00

Pool attendants paid in September 2023. $1,945.07

Sewage bill still abnormally high. $545.47

Aquacare bills were paid for August maintenance. $1,134.98

**COMMITTEE REPORTS**

1. Committee reports, as necessary:
   1. ACC/Covenant Compliance Report – Jennifer Reed
      * + - Inspection completed
          - Lot 24 notice rescinded since branches hanging too low over sidewalk were trimmed and brought into compliance.
          - 2 applications: lot 41 leaning tree removed; lot 23 roof leak
   2. Pool/Door Codes – Linda Dement/Jon House
      * + - Follow up on pool leaks. Need to get repair quotes from 3 vendors. Jon to make appointments. Josh to attend these appointments.
          - Will continue filling the pool.
          - Need to finalize employee packets for pool attendants next summer. Jon adding language about expectations and what happens if employees don’t show for a shift.
          - Door codes are working well.
   3. Grounds – Mark Thurber
      * + - Majestic not trimming the weeds.
          - Need to review contract.
          - Bids for RFP – Lorne to take get us bids
   4. Clubhouse – Hillari Mohler
      * + - Fireplace is still needing repair.
          - Setting up Wallace Stove as a vendor to pay them for the repair
          - A garbage can & recycling bin schedule; board members to take turns placing bins at curb.
          - Deck replacement update
          - Chad, Linda and Hillari to meet and review deck safety
   5. Tennis/Pickleball Courts – Vacant.
      * + - Moss killer to be sprayed – Josh to grab some
   6. RV Lot – Greg Dement/Josh Beloit
      * + - See open forum notes in regard to threatening trees.
   7. Activities – Stephanie Benson
      * + - No updates
   8. Welcome Wagon – Vacant
      * + - All new information in
          - Maria Beloit interested in this committee chair position, Josh says.
   9. Newsletter – Cindy Hutchinson
      * + - End of October or early November
   10. Website/Communication – Cindy Hutchinson/Jennifer Reed
       * + - Will post the reminder that ACC guidelines are in place as of September 13, 2023
   11. Clubhouse Rentals – Linda Dement
2. **Old Business**
3. Commitment for pool rules and agreement across the board
   1. Keep language at per tenant
   2. Address signage regarding wet swimsuits in traction areas only in the clubhouse. Not allowed on the carpet.
4. Proposed budget
   1. Linda to meet with Josh to review proposed changes
      * Pool leaks
      * Tree removals
      * Fireplace part repairs
      * Deck replacement
5. **New Business**

Next meeting dates: Nov. 9 at 6:30 p.m.; Dec. 3at 3 p.m. (Annual Meeting)

ADJOURNMENT 7:43PM