**MOA Board Meeting Minutes**

**6:30 pm, January 18, 2024, in the Clubhouse**

**CALL TO ORDER AT 6:40 p.m.**

Board members present: Josh Beloit, Jon House, Linda Dement, Jennifer Reed,

Non-Board members present: JC Higgins/Lorne Martin and Phil Carter, Michael Dresner.

Board members absent: Mark Thurber, Heidi Burkheimer.

**OPEN FORUM**

Phil Carter asked questions about reservations.

**NO QUORUM ESTABLISHED**

**MINUTES**

November meeting minutes require approval at next meeting with a quorum. December 2023 minutes were reviewed and a draft will be made available online.

**FINANCIAL REPORT**

JC Higgins emailed it to Board members on January 10. Total assets: $156,534.98. As of December 19, thirteen lots and one RV lot had delinquent balances. All were sent reminder notices – two with liens, one is pending a lien.

**COMMITTEE REPORTS**

1. Committee reports, as necessary:
	1. ACC/Covenant Compliance Report – Jennifer Reed

No December inspection though lot #32 has had multiple complaints for trash and debris.

 Lot 38/39 had a joint tree removal application approved.

* 1. Pool/Door Codes – Linda Dement/Jon House

	Batteries will be kept on site for replacement and the (2) digit security code was removed – Jennifer will update the instructions on the door.

One bid has been obtained for pool leaks, estimated $10K. Jon said he will pursue gathering three bids.

* 1. Grounds – Mark Thurber

	Lorne has reached out to (3) vendors for bids. We will hold payment for January for discussion due to displeasure with quality of work.
	2. Clubhouse –

The fireplace was repaired and batteries were replaced, but the switch isn’t igniting the fireplace. The tech verified it work separately from the switch with the wires and will return once the switch has been ordered/received.

Sink needs P-Trap

Need to replace gate lock – key was jammed in there

* 1. Tennis/Pickleball Courts – Vacant

Discussion needed on next steps to rehabilitate sports courts, but there was agreement that replacing the deck and fix pool leaks takes precedence.

* 1. RV Lot – Greg Dement/Josh Beloit
	Five trees need to addressed and/or dropped. One may need to be removed professionally.
	2. Activities – Stephanie Benson

No report.

* 1. Welcome Wagon – Vacant

	No report.
	2. Newsletter – Vacant
	3. Website/Communication – Jon House/Jennifer Reed

Jon has updated the website as needed.

* 1. Clubhouse Rentals – Linda Dement

No report.

1. **Old Business**
2. Capital Projects
	1. Update on pool leak estimates and needed repairs. As noted, Jon will obtain estimates.
	2. Deck replacement update — Brummer reported he’s trying to get a design and carpentry quotes.
3. **New Business**
	1. Consider rotating days/shift-tabled till next meeting.

Next meeting dates: February 29

ADJOURNMENT 7:53 PM