**MOA Board Meeting Minutes**

**6:30 p.m., November 9, 2023, in the Clubhouse**

**CALL TO ORDER AT 6:50 p.m.**

Board members present: Josh Beloit, , Aaron Grenlund, Jon House, Cindy Hutchinson, Jennifer Reed.

Non-Board members present: JC Higgins/Lorne Martin and Anthony Tanon; Chad Brummer, lot 72.

Board members absent: Linda Dement, Mark Thurber, Hillari Mohler, Heidi Burkheimer.

**OPEN FORUM**

No speakers.

**QUORUM ESTABLISHED**

**MINUTES**

September and October meeting minutes approved unanimously.

**FINANCIAL REPORT**

The October financial report was not available during the meeting. JC Higgins emailed it to Board members on November 10. Total assets: $158,411.87. As of October 26, eight lots and one RV lot had delinquent balances. All were sent reminder notices.

**COMMITTEE REPORTS**

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

Lot 93 received approval to replace cedar shake roof. Lot 72 received approval to remove two small trees.

* 1. Pool/Door Codes – Linda Dement/Jon House  
       
     Jon replaced dead batteries in the new door lock. Josh suggested rechargeable batteries be kept on-site to avoid the dead-battery issue in the future.   
       
     No bids had been obtained for pool leaks. Jon said he will pursue gathering three bids.
  2. Grounds – Mark Thurber   
       
     Josh says he emailed Majestic to get a copy of contract. Hasn’t heard back. Lorne plans to obtain bids to replace Majestic. Josh and Cindy both have expressed displeasure with quality of work.
  3. Clubhouse – Hillari Mohler

Lorne says he mailed a check to Linda Dement to pay Wallace Stove for past sales tax due and to repair nonoperable Clubhouse fireplace. Confusion over whether Linda had received the check.

* 1. Tennis/Pickleball Courts – Vacant  
       
     Board discussed forming committee to rehabilitate sports courts, but agreed that replacing the deck and fix pool leaks takes precedence. Brummer says he can get quotes on resurfacing the courts.
  2. RV Lot – Greg Dement/Josh Beloit  
     Josh met with Ken Cook about dead, dying or leaning trees that surround RV lot. Josh says maybe four need to come down. He says he can drop those four himself. One larger tree likely will need a professional.
  3. Activities – Stephanie Benson

No report.

* 1. Welcome Wagon – Vacant  
       
     No report.
  2. Newsletter – Cindy Hutchinson  
       
     Fall newsletter to be distributed before Thanksgiving.
  3. Website/Communication – Cindy Hutchinson/Jennifer Reed

No report.

* 1. Clubhouse Rentals – Linda Dement

No report.

1. **Old Business**
2. Finalize budget. With Linda Dement’s absence and a lack of the usual explanatory budget letter from the treasurer, the Board deferred voting to approve the budget during the meeting. UPDATE: Cindy made a motion via email November 17 to approve the 2024 MOA budget; Heidi seconded. Board voted 9-0 to approve the budget. It must be mailed to all owners and postmarked at least 14 days before the annual meeting, Lorne said in an email.
3. Update on pool leak estimates and needed repairs. As noted, Jon will obtain estimates.
4. Deck replacement update — Brummer reported he’s trying to get a design and carpentry quotes.
5. **New Business**

Next meeting dates: Annual Owners’ Meeting, 3 p.m. December 3

**ADJOURNMENT 7:30 PM**