**MOA Board Meeting Minutes**

**6:30 pm, February 29, 2024, in the Clubhouse**

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

Board members present: Jon House, Linda Dement, Jennifer Reed, Aaron Grenlund, Mark Thurber

Non-Board members present: JC Higgins/Lorne Martin; Chad Brummer,

Board members absent: Heidi Burkheimer; Josh Beloit,

**OPEN FORUM**

n/a

**NO QUORUM ESTABLISHED**

**MINUTES**

November and January meeting minutes were approved as well as the December 2023 annual meeting draft.

**FINANCIAL REPORT**

JC Higgins emailed it to Board members on January 10. Total assets: $171,424.23. As of January 24, 2024, nine lots and one RV lot had delinquent balances. All were sent reminder notices – two with liens, one is pending a lien. Board approved moving forward with the lien for the lot pending.

**COMMITTEE REPORTS**

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

15 notices due to Christmas lights and garbage bins.

Lot #79 has an approved tree removal.

Adding an article in newsletter regarding maintaining common areas such as sidewalks and driveways of moss, etc.

Lot 32 corresponded regarding fines and we advised them to communicate to JC Higgins

* 1. Pool/Door Codes – Linda Dement/Jon House  
       
     AG to buy lithium rechargeable batteries if they work, will buy (4) more.

One bid has been obtained for pool leaks, estimated $10K. Jon said he will pursue gathering three bids. Waiting for 2nd bid.

* 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. We have (3) bids and Lorne will email the bids. We are going to ask for (3) references.
  2. Clubhouse –

The fireplace was repaired.  
Eye-bolt - Need to replace gate lock – key was jammed in

Light bulb for light in main room.

Sink needs P-Trap

Need cables for (2) gates around pool

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  
      Lot #19 –

Five trees need to addressed and/or dropped. One may need to be removed professionally.

* 1. Activities – Stephanie Benson

No report.

* 1. Welcome Wagon – Vacant  
       
     Sarah and Scott – lot 73
  2. Newsletter – Vacant

Reach out to youth with board oversight – volunteer hours

* 1. Website/Communication – Jon House/Jennifer Reed

Jon has updated the website as needed, with backup with Jennifer Reed

* 1. Clubhouse Rentals – Linda Dement

Will update the rental form for address

A few more rentals this month

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 — Dave came in from PlanTrak and discussed pricing of $10-15K for materials and $18-20K for labor including demo and haul away plus tax. Board to work on additional bids. Make look at temporary repairs and schedule out work, as it is a 3+ month lead.
   3. Meetings – does 6:30 still on Thursday? Try different days
3. **New Business**
   1. Lights on Manorwood drive – broken need electrician
   2. Chad Brummer accepted board director role, another one is pending

Next meeting dates: March 21, April 23, May 28

ADJOURNMENT 8:10 PM