**MOA Board Meeting Minutes**

**6:31 pm, October 24, 2024, in the Clubhouse**

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

Non-Board members present: None

Board members absent: Lindsay Smolko, Crystal Dalton; Chad Brummer; Heidi Burkheimer

**OPEN FORUM**

**QUORUM ESTABLISHED**

**MINUTES**

August Minutes Approved

**FINANCIAL REPORT**

JC Higgins emailed June financials to the board. Total assets: $179,214.01, Savings: $65,704.54; $33,257.42; $77,752.05 in Edward Jones. As of September 24, 2024, 5 lots and 5 RV lot had delinquent balances. All were sent reminder notices – two with liens. One received the lien 3C letter – due to balance of $1,382.90.

**COMMITTEE REPORTS**

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

Drive-through – 10-2-24 compliance drive through – 6 letters sent

Lot 78 and 88 had paint applications approved (roof and fence done #88)

* 1. Pool/Door Codes – Linda Dement)/Jon House  
     Need to update clubhouse rental form
     + - * Unscheduled late times
         * Clearing out messes
         * Putting away supplies/noodles

Pool leak repaired – will monitor

1. Grounds – Mark Thurber   
   Touch of Green doing a great job

Need to get quote for (2) or more trees – Mr. Dillon will meet with Mark and Jennifer 10/27 at 11

* 1. Clubhouse –

3rd bid – received

3rd bid – Evergreen Windows - $62K

Labor and Materials, $33,500 + $3,350 - Loris Candiloro

Decorators Composite Decking – with cheapest material

David Fackker - Smart Decks $61,788 – November

Motion to approve Smart Decks for bid for $61,788 – with warranty with 1/3 due at signing. MT second passes (add-bid to minutes?)

Check on ADA compliant for ramp

Pending

Board approved up to $2,000 total for both vanities, sinks, etc. in both the bathrooms – pending GD surgery and recovery

Board approved up to $1,200 for a replacement security system. Will look for Nests during holiday sales to install

* 1. Tennis/Pickleball Courts – Vacant
  2. RV Lot – Greg Dement/Ken Cook

Lot #95 – Moving to #19

Mailing letter to #76 re: known fees

* 1. Activities – Stephanie Benson  
     Santa – December – details pending
  2. Welcome Wagon – Vacant

Lot 41 is willing to help – sent an email

Lot #36 sold 6/14

Lot 108 sold 8/26

Lot 48 sold 8/22

Lot 7 Sold 9/30

* 1. Newsletter – Amelie Smolko

One pager -to go out

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

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

* 1. Clubhouse Rentals – Linda Dement/Crystal Dalton

Require 3 days for deposit and paperwork – to prevent poor planning

Need to update paperwork – initial areas, etc,

1. **Old Business**
2. Capital Projects
   1. Pool
      * Need to pay second ½ of final repair
      * VGB – replace cover and check for new pipe diameters – end of pool season 25
3. **New Business**
4. Security
   1. Installed (2) nests
   2. Will install (2) more
5. Budget – Budget approved

Next meeting dates: November 21st (Annual Meeting)

ADJOURNMENT 7:45 PM