MOA Board Meeting Minutes

6:30pm

August 13, 2026, in the Clubhouse

Board members present: Linda Dement, Kathy MacLeod, Katrina Hays, Eric Ballard, Heidi Burkheimer, Mark Thurber
Non-Board members present: Lorne Martin, Blanqui Roberts, Hope Neilson
Board members absent: Stephanie Benson, Dave Erickson, Phil Carter

QUORUM ESTABLISHED
Yes

OPEN FORUM
Blanqui Roberts reported concerns regarding garbage cans being left out after trash day and hoa enforcement of neighborhood standards. The board reviewed that enforcement is done on a monthly basis and some people do not respond to the first letter. It was also reviewed that there is some grace as our trash day is Friday, so if a family takes a long weekend, the cans might be out for a few days. Heidi Neilson and Blanqui shared that the plants at the entrance of the neighborhood do not look good. Mark shared that the watering system there is not working, so the board has Put off fixing that until the watering system is fixed. The past year has been full of projects that cannot be put off like a leaky bathroom, making addressing the watering system a lower priority.

MINUTES
Approval of the July 8 minutes complete

FINANCIAL REPORT

JC Higgins emailed June financial report to the board. Total assets: $186,414.70, Savings: $98,694.47 ($72,577.94 savings, $26,116.53 reserve funds); Reserves, $7,716.39, $77,000 in Edward Jones. As of July 15, 2026, 5 lots and three rv spaceshad delinquent balances . All were sent reminder notices – three with liens, 1 lot is making payments. A plan to roll over a cd with $48,000.00 that matures on 8/7/2026 was approved. No further changes will be made until the budget for 2027 is made.

COMMITTEE REPORTS

1. Committee reports, as necessary:
   a) ACC/Covenant Compliance Report – Kathy MacLeod reported that there are possibly two houses with chickens, one received an enforcement letter and removed the chickens. Lot 105 removed leaves and cleaned up the yard. Two houses, 114 and 113 are both white and next to each other, a record check will be made to see who got permission. Two, 72 and 12 were sent letters regarding weeds.

   b) Pool/Door Codes – Linda Dement reports there are no major updates

   c) Grounds – Mark reports that he needs to talk to Gary about some water zones for repairs, possibly try to get a quote from Olympic Irrigation to check why the watering system is not working in some areas.

   d) Clubhouse – Linda reported all the work is complete, a game library shelve is being added

   d) Tennis/Pickleball Courts – The basketball hoops are staying.

   e) RV Lot – A new spot might be rented soon, a clean out is being considered.

f) Activities – Stephanie Benson not present, the luau was canceled, a back to school event is being considered, and a Halloween event is being considered.

g) Welcome Wagon – Paula Dawson is taking over and new packets were created to provide new families information

h) Newsletter – continues to go well, paper copies are being left in the clubhouse, the water issue is being added to the next one.

i) Website/communication- vacant

j) Clubhouse Rentals – Linda Dement reports reservations are increasing, the forms are being kept in the clubhouse, it was decided that the chairs and tables are not able to be rented.

Old Business

a) Capital Projects
   - VGB – replace cover and check for new pipe diameters – end of pool **season 26**

b) Update ACC Guidelines – more work/edits/review needed after annual meeting
   - Updates to the ACC Guidelines "Trees" section
   - Updates to the ACC Guidelines "Exterior Lighting"
   - Consider paint samples on the structure for paint approvals or siding if possible
   - Making the forms fillable was discussed

New Business

A.Carpet/kitchen flooring was discussed, one bid is in for the wrong project, another flooring company did not call back.

B. Board member terms are ending soon for Kathy, Eric, and Linda, as well as Mark will be resigning at the annual meeting

C. Reserve study is awaiting results.

D. Community fireworks guidelines- Language is being discussed, research is needed on appropriate language

E. Entry beds by Manorwood signs have some dead bushes, a watering solution needs to be found.

F. Painting for the clubhouse bids are coming in, one has arrived, two are on the way

Next meeting dates: October 8, November 12, December 10

ADJOURNMENT 830 pm