**MOA Board Meeting Minutes**

**6:30pm**

**June 18, 2026, in the Clubhouse**

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

**OPEN FORUM**
Nothing reported

**QUORUM ESTABLISHED**
Yes

**MINUTES**
Approval of the May 14 minutes completes

## FINANCIAL REPORT

JC Higgins emailed May financials to the board. Total assets: $184,953.42, Savings: $97,955.69 ($74,461.16 savings, $23,494.53 reserve funds); Reserves, $6,993.89, $77,000 in Edward Jones. As of May 11, 2026, 12 lots had delinquent balances . All were sent reminder notices – three with liens, 1 lot is making payments. Moving some resources to a cd was discussed, a timeline for options is needed. Linda and Phil will be reimbursed for supplies for the repairs completed.

**COMMITTEE REPORTS**

1. Committee reports, as necessary:
   a) ACC/Covenant Compliance Report – Kathy MacLeod and Penny Thorpe reported lot 73 applied for a tree removal (approved), lot 58 repaired all windows/trim and submitted paint color/swatches (approved), lot 63 applied to have a dying tree removed (approved), lot 107 may have removed a tree, lot 91 has hired landscapers to fix yard issues, lot 76 has removed the rv

   b) Pool/Door Codes – Linda Dement reports that some pool codes have needed changing, but pool season is going well despite some weather conditions impacting attendance

   c) Grounds – shed is being put in on grounds, pressure washing was discussed, how much and where, new plants for center island were discussed, dwarf rhododendrons are a possibility as they will not block vision for drivers

   d) Clubhouse – Linda reported all the vanities, sinks, shower heads, and tile were fixed and under budget (thank you Dement family), two signs were purchased to clarify when the clubhouse is rented for events, community members can use the pool, bathrooms, and walk through the building, they cannot go into the event space

   d) Tennis/Pickleball Courts – gate and lock were fixed

   e) RV Lot

   f) Activities – Stephanie Benson not present, the potluck for July Fourth was changed to more of an ice cream

social, ice cream will be served after the parade to increase the chances of people staying for social time, the map for the fire department was discussed, a new route will be proposed to the fire department to increase the number of housed passed, safety is a priority given the number of small children involved involved in the

g) Welcome Wagon – Kathy McLeod reports lots 98 and 46 sold, 76 and 37 are for sale

h) Newsletter – June newsletter was a success, adding info on renting clubhouse considered

i) Website/Communication – Kannect account needs to be fixed, a few people are testing it

j) Clubhouse Rentals – Linda Dement reports there are a few rentals, once again using signs to define event space

**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

**Executive session held**

**Meeting reconvened**

a) Executive vote held, six for and one against moving forward with legal action regarding lot 83

**New Business**

Next meeting dates: July 9, August 13, September 10

ADJOURNMENT 845 PM