MOA Board Meeting Minutes

6:30pm

September 24, 2026, in the Clubhouse

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

QUORUM ESTABLISHED
Yes

OPEN FORUM
Procedures of each person having three minutes to present and that no decisions will be made by the board directly after a person presents in the forum were reviewed.Sheila Krause shared that she and Thomas have three trees they would like to remove, they provided a drawing and written plan. They would like to keep the stumps high for "native artwork " and will present the plans for that once the trees are removes.

MINUTES
Approval of the August 13 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.

Old Business

a) Capital Projects
   - VGB – replace cover and check for new pipe diameters – end of pool season discussed, a new company is being sought to complete future maintenance
b) Update ACC Guidelines – more work/edits/review needed after annual meeting
   - Updates to the ACC Guidelines "Trees" section, it was reviewed that verbiage will need to be changed in the guidelines for more clarity
   - Consider paint samples on the structure for paint approvals or siding if possible was added
   - Fillable forms are now in the building
c) Carpet and flooring was discussed, there is currently one bid, more are being sought
d) Community fireworks guidelines were discussed, more information on the city rules and the language of other communities will be sought for more information
e) Entry beds were discussed, a study of the watering system is being looked into
f) Painting bids for both the inside and outside have been received and are being reviewed, clarification on processes each company is using to paint was discussed, along with considering getting the siding replaced as that is a longer term solution vs painting

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
G. Capping rentals was discussed, Mark brought a proposal for language he took from the state, the board agreed to put forth for vote that only 10% or 11 units can be rentals, once a home is no longer a rental, a home on the waiting list can become a rental, this would require a vote with 100% approval by residents

COMMITTEE REPORTS

A. ACC/Covenant Compliance Report – Kathy MacLeod reported the application for tree removal, F8 and F2 are approved to be removed, more information is needed for f8, a lot started a roof replacement without a form, Kathy will bring them one
B. Pool/Door Codes – the last time cards for pool attendants are being completed
C. Grounds – Mark reports a lid was bought and put on an open pipe, the gate that was vandalized in the past was vandalized again, it has been repaired
D. Clubhouse – nothing reported
E. Tennis/Pickleball Courts – nets will be coming down soon
F. RV Lot – one more RV is coming soon, a resident asked about storing a truck, the board voted no
G. Activities – Stephanie Benson not present, no update
H. Welcome Wagon – Paula Dawson, no update
I. Newsletter – an October newsletter will be published
J. Website/communication- vacant
K. Clubhouse Rentals – Linda Dement reports one rental in September

Executive session from 750 to 820 pm

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

ADJOURNMENT 840 pm