MOA Board Meeting Minutes

6:30pm

July 9, 2026, in the Clubhouse

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

OPEN FORUM
Lindsey Smolko asked to speak re fireworks and presented a PowerPoint on the concerns this past 4th of July presented, many board members shared the same concerns. Although it appeared many of the fireworks set off were not legal in city limits, the police departments in the local area were only responding to situations that involved injuries and possible property damage. It was discussed that a two pronged approach would make sense. Lorne will look into possible language other HOAs use around firework regulation and the newsletter will have articles added around the dangers of fireworks, including that most homeowners insurance policies will not cover damage caused by illegal activity.

QUORUM ESTABLISHED
Yes

MINUTES
Approval of the June 18 minutes complete

FINANCIAL REPORT

JC Higgins emailed June financial report to the board. Total assets: $181,167.06, Savings: $93,634.10 ($68,828.57 savings, $24,805.53 reserve funds); Reserves, $7,529.12, $77,000 in Edward Jones. As of June 15, 2026, 5 lots and three rv spaceshad delinquent balances . All were sent reminder notices – three with liens, 1 lot is making payments. Moving some resources to a cd was discussed, options were given, no decision will be made until more information on the hoa budget is provided.

COMMITTEE REPORTS

1. Committee reports, as necessary:
   a) ACC/Covenant Compliance Report – Kathy MacLeod and Penny Thorpe reported there were no applications and no concerns noted, Kathy may knock on a few doors to check on a few houses

   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, the shed is going in

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

   d) Tennis/Pickleball Courts – pressure washing is completed

   e) RV Lot – asking neighbors if their water can be used to complete some cleanup

   f) Activities – Stephanie Benson not present, Fourth of July gathering was a success, five events over the year are being planned.

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

i) Website/Communication – increasing communication via email is being worked on, the past coordinator of the website will be reached out to

j) Clubhouse Rentals – Linda Dement reports reservations are increasing, Elicia will take over inspections

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

New Business

A.Carpet/kitchen flooring was discussed, getting multiple bids and finding the scope of the bid was discussed

B. Board member terms are ending soon for Kathy, Eric, and Linda, as well as Mark will be resigning sooner than planned

C. Reserve study bids were presented, the most reasonable in depth option was through Cedcore for $905.82, it was selected with a 5/5 vote

D. Community fireworks guidelines, see open forum

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

Next meeting dates: August 13, September 10, October 8

ADJOURNMENT 845 PM