

Moravian Meadows Association
Board Meeting
January 3, 2025
12:00 p.m.

ATTENDEES

Members in attendance: Ed Mroz, Dolores Hayes, Gerard Kulka, Jim Dishman, Richard Doyle, Rick Motta and Patricia Minch.

CALL TO ORDER

Ed made a motion to open meeting at 12:00 p.m., motion was 2nd by Gerard and carried with all in favor.

MOTIONS: Ed made a motion to nominate Rick Motta to fill the vacancy of Director for the remainder of the current term. Motion was 2nd by Rick Doyle, and carried with all in favor.

Rick M: Rick gave a brief overview of his background and qualifications. Rick grew up in Fraser and earned his Bachelor Degree at Western University. He taught for a few years and then went into Engineering. He worked in Fenton for 25 years as Project Manager with tooling company. Rick and his wife have lived at Moravian Meadows for 6 years. They enjoy camping and time with their grandchildren. They operate a Day Center for the Homeless at their church in Warren.

Ed: After reviewing the submitted quotes for painting of the 18 white buildings this year, Ed is recommending that we award this service to Look Professional Painting, LLC. The quote is for \$1,500 per building. This will cover 2 coats of paint, power wash, and caulking. Wood repair is at additional cost (\$100 - \$225). This should help keep the costs lower than currently budgeted.

Our property value increased from \$63,000,000 to \$72,000,000. This will be reflected with an increase in the insurance premium.

Gerard: The gutters will continue to be replaced this year. This project is expected to be completed after one more year. The sign that was put up at the gatehouse helped with the parking situation during the holiday season. Reminding residents and visitors that emergency vehicles may need to have access to units and if vehicles are parked on both sides, prohibits them from passing through. Discussion regarding putting signs reminding people to park on one side of the street only. Signs could be placed on existing sign posts. Gerard will research the cost of purchasing these signs.

Jim: Jim will call the irrigation company and see where they stand with pricing and returning for 2025 season for servicing our system. Quotes for the electrical projects are coming in and being reviewed for recommendations to the board.

Rick D: Rick is expecting the final quotes to come in during the month of February for sealing and top coating the streets. Recommendations will be made after board reviews the quotes submitted.

Pat: Pat will contact Zeppelin Cleaning Services to set up a date for cleaning the dryer vents for each unit. This will be done from the outside vent and the residents do not need to be home for this service. There is no cost to the co-owner for this service. Gerard and Jim will put this information along with the dates scheduled for cleaning on the sign at the Gatehouse. Pat will put this information on the website so the co-owners are aware that there is no cost to have the dryer vent cleaned (from the outside vent) and they do not need to be home when this is done. The service will take 3-4 days to complete.

The location for the Annual Meeting has not been determined yet. January 8th, Laura from Fraser Lions Club will let Pat know what the discount price could be for our meeting. To reserve the Lions Club on a weeknight for 3 hours is \$475 (before discount). This will include the beverages, set up of tables and 1-2 people to serve beverages during the meeting. We would be responsible for paper products and any sweets that we want offered. One concern was that the parking lot not having ample spots available for the size of our group. Pat will drive over and check on the parking situation. Pat will also contact a few churches in the area and see if they have space available.

Dolores: The 2024-year end financial report will be posted at the gatehouse when reports are finalized. Board reviewed the water bill/usage report. There are a few buildings that remain higher than the average. This is a concern and we will continue to monitor these buildings.

ADJOURNMENT

Gerard made a motion to adjourn the meeting at 2:15 p.m. Rick 2nd the motion and carried with full support. Next meeting scheduled for February 11, at 12:00 p.m.