

**Moravian Meadows Association**  
**Board Meeting**  
**July 16, 2024**  
**12:00 p.m.**

**ATTENDEES**

Members In attendance: Ed Mroz, Gerard Kulka, Dolores Hayes, Jim Dishman, Michelle Parnell, Rick Doyle, and Patricia Minch.

**CALL TO ORDER**

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

**Gerard:** Gutter repair will be \$640. Some of the needed repair is under warranty. Building #59 has sewer issue. Current quote for repair is for \$8,500.

**Rick:** Cement work will be started soon. August is scheduled timeline. Projects scheduled are within budget.

**Michelle:** There are two units with outstanding paperwork on pet application. Michelle will be contacting these two co-owners and follow-up on the required paperwork. It was mentioned a new resident is interested in acquiring a new puppy and she will register when she does. Michelle will be resigning from the Board on July 31<sup>st</sup>. Michelle's dedication and service is appreciated and she will be missed.

**Jim:** Jim talked to M&M and they will be pulling weeds and spraying where needed. Co-owners had questions regarding having temporary pods for packing and dumpster for renovation in driveway. Temporary placement of pod/dumpster is allowed. Gutters in building #37 are causing a problem where on a corner that allows water to pool and spill over on walkway. Discussion on adjusting the pitch in this area and replacing some of the gutters to fix the problem. One of the buildings had the sprinkler valve turned off by mistake and Jim turned back on and secured. Building #48 has had high-water usage recently but issue was located and fixed. Spot treatment for "nutsedge" grass will be applied by Jim and Gerard. This will save having the expense of contracting this service. Discussion regarding privacy fencing behind buildings 3 & 4.

**Pat:** Discussion regarding the importance of having the dryer vents cleaned from the exterior for all units on a regular basis. This service helps to protect the home from fires. Zeppelin has submitted the best quote for \$29/unit using specialized dryer vent cleaning tools to clean the dryer vents from the exterior of each home. We will look at seeing if we can fit this service in the budget this year or if we will need to wait and put into the budget for spring of 2025. Zeppelin agreed to hold this price through next spring. If a co-owner wants to have a full dryer vent cleaning, they can do so by scheduling an appointment with them directly for \$110. Discussion on different locations for the Annual Meeting in May. Crank's Catering located in Shelby Township and Vintage House in Fraser have been recommended and Pat will inquire as to availability and pricing. Clinton Township Library on Romeo Plank & Canal Road is still under construction and currently not taking reservations.

**Dolores:** Cell phone is set up at the gatehouse using the same phone number as the landline was. The landline has been eliminated. Switching to a mobile line is less expensive and will help to save money in the budget. Due to internal changes at Flagstar, the financial report is delayed and Dolores will distribute this information as soon as it becomes available.

#### **ADJOURNMENT**

Ed made a motion to adjourn the meeting at 1:40 p.m. Dolores 2<sup>nd</sup> the motion and carried with full support. Next meeting scheduled for Tuesday, August 13, 12:00 p.m.