

**Moravian Meadows Association**  
**Board Meeting**  
**August 13, 2024**  
**12:00 p.m.**

**ATTENDEES**

Members In attendance: Ed Mroz, Gerard Kulka, Dolores Hayes, Jim Dishman, 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.

**Motion:** Ed made a motion to hire Paul Davies as handyman pending review on the cost of insurance. Jim 2<sup>nd</sup> the motion and carried with all in favor.

**Gerard:** Painting of brown buildings are on schedule. This season there are ten (10) brown buildings completed and nine (9) scheduled to be completed. There is a drainage issue around building #19 which is being addressed.

Discussion regarding a second handyman for the complex to help with the work orders. Paul Davies was recommended and a motion was made to hire Paul pending the cost of insurance.

**Dolores:** Received refund from Flagstar for checks that had to be reprinted. The fax line has been removed. Discussion regarding late fees. Many people ignore the late fee when sending in their payment late. Unit [REDACTED] is over 60 days late for HOA fees. Discussion regarding starting a lien on this unit. A written notice has already been sent to the co-owner regarding the delinquency in payment and notification of consequences if payment is not made. Dolores will start the procedure to put a lien on this unit if payment is not received this week.

**Ed:** Ed is scheduling a meeting with Mike from M&M to review projects scheduled for this year and a timeline. Gerard, Jim, and Rick will also attend this meeting to review any concerns or questions for these projects. Discussion regarding the fence behind units #3 and #4. The plans were submitted to the city for approval for a permit to install the fence. Still waiting for review and approval.

Ed received a request for an annual garage sale for Moravian Meadows. The bi-laws currently prohibit garage sales and only allow estate sales. There was discussion regarding the parking situation which would create a safety concern.

**Jim:** Discussion regarding spraying for bugs. This will be scheduled for early spring, 2025.

**Pat:** Pat is scheduled to meet with Suzanne Amateis next week to review the spreadsheet she has been working on for workorders. The purpose of this spreadsheet is to manage the workorders and have a coordinated record of the status on each work order that is received.

**ADJOURNMENT**

Ed made a motion to adjourn the meeting at 2:00 p.m. Gerard 2<sup>nd</sup> the motion and carried with full support. Next meeting scheduled for Tuesday, September 24, 12:00 p.m.