

Moravian Meadows Association
Board Meeting
December 5, 2024
12:00 p.m.

ATTENDEES

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

CALL TO ORDER

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

MOTIONS

Ed made a motion to maintain the HOA Fee at \$290 for 2025 fiscal year. Dolores 2nd the motion and was carried with all in favor.

Gerard: Gerard stated that we have received two new flags. The one currently up is torn and needs replacing. Ed inquired if Gerard and Jim were satisfied with Rivet Irrigation company this past year. They were satisfied with their performance but board will review additional quotes before making decision on vendor for irrigation in 2025. Gerard and Jim did some of the repairs themselves which was appreciated. Painting of the brown buildings are completed. There are 20 tan buildings and 17 white buildings that will be scheduled to be painted. Discussion on which buildings and board decided to paint the white buildings first and finish up with the tan buildings in 2026.

Jim: Discussion regarding the need to keep the meter box and bus bar updated to stay ahead of any problems (power outages). Jim would like to build up the funds in the budget to start replacing these boxes/bus bars. Shoreview Electric submitted a quote and Jim will review other quotes for board approval. Each box is approximately \$6,000. Jim would like to schedule 2 or 3 boxes to be replaced in 2025. This would be \$12,000 - \$18,000.

Rick: A new line item #509/Road Repair added to the budget. Rick has received quotes for sealing and top coating the streets which will add more years of service for residents at a reasonable cost. Board will review additional quotes. Approximate cost for this project is \$28,000.

As of now, there are the following cement/brick work scheduled for 2025:

Three (3) sidewalks

Five (5) units with brickwork

Forty-nine (49) slabs of cement with cracks that will be replaced.

Recommendation for budget included these projects along with extra for new workorders.

Ed: Discussion regarding fall cleanup. The leaves dropped in stages this year and some of the trees held on to their leaves quite late into the season. M&M returned and cleaned up the leaves. Building #1 had to be serviced again before end of season. The leaves kept blowing from the field/area behind the building onto the building #1 lawns and patios. Discussion about possibly installing a "snow fence" behind building #1. The Holiday Lights look amazing this year. Candy from M&M did a great job! Everyone commented at the lighting party how nice they looked. Holiday Lighting Party on Monday, November 26th was well attended.

We had a total of approximately 70 people. Everyone had a good time talking with their neighbors and meeting new residents.

M&M will finish their contract for snow removal this winter. They salted the streets already this season when the temperature dropped and roads appeared a bit icy. There was discussion regarding future contracts for snow removal. Board will look into paying by the “push” vs contracting for snow removal. [REDACTED]

Discussion regarding parking on both sides of the streets. Thanksgiving weekend we saw many streets barely passable for a vehicle because people were parking on both sides of the street. Emergency vehicles would not have been able to pass with all the people parked in the street. Jim will put on the board at the gatehouse for residents and their guests to see a reminder that there is only parking allowed on one side of the street. Discussion what could be done to remedy this situation. This usually occurs during the holidays and when people are moving in/out of their condominium. Recommendation was made to have this discussion at the Annual Meeting in May with the residents.

Pat: The Annual Meeting in May needs a new location for 2025. Fern Hill is not available for meetings with only beverages and snacks offered. They require a “meal” to be ordered for all attending. After calling several other halls in the area, it was determined that they all require the same “meal package” being part of the reservation. Fraser Lions Club on Utica Road was available for \$475 which included hot and cold beverages, set-up of tables/chairs, podium/microphone, clean-up and two servers. We would supply the snacks and paper products. Dolores mentioned Central Bible Church on Moravian just north of our complex. Pat said she will ask if they rent out space and if they do, what that would include and the cost. The Clinton Township Library on Romeo Plank Road is not available for 2025 meeting. Their construction will not be completed until early summer. The library is a good option when available because they do not have a charge for reserving the space. This may change after renovation, but we will research again after it is completed for future meetings.

Discussion on adding a new item to the budget under #464/Community Maintenance. We would like to add dryer vent cleaning to the budget. Vents would be cleaned from the outside of each unit. Having clean dryer vents will reduce the risk of a fire that commonly occurs when dryer vents are clogged and not maintained. After reviewing multiple quotes, Zeppelin Cleaning Services was the best price at \$29/unit.

Dolores: Distributed template for 2025 budget for board to review each line item and make recommendations for 2025 budget.

Dolores said that the insurance agent advised that we may see approximately a 4% increase in cost to our insurance premium.

After reviewing the DTE invoice this month, it reflects that building #2 has seen an increase much greater than other buildings. There was discussion on which meter reflects the gatehouse electricity. Dolores will research past invoices to see where the gatehouse usage is reflected and if the meter “name” was changed. The front boulevard has its own meter and is not connected to the gatehouse.

ADJOURNMENT

Gerard made a motion to adjourn the meeting at 2:45 p.m. Rick 2nd the motion and carried with full support. Next meeting scheduled for January 14, 2025, at 12:00 p.m.