

Moravian Meadows Association
Board Meeting
April 23, 2024
6:00 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 6:00 p.m., motion was 2nd by Dolores and carried with all in favor.

MOTION:

Ed made motion to have mulch removed from under specified trees and then replaced with sod. Gerard 2nd the motion and was carried with all in favor.

REPORTS

Ed: Discussion regarding trees. This spring trees will be looked over to see which ones need attention and may need replacing. M&M will spray for dandelions as soon as possible. He is waiting for a forecast of two days without rain. Friday will be scheduled landscaping day. Rain day will be Saturday or Sunday. Pot holes – Company will be out to fix the designated areas. Areas to be fixed are marked.

Units 2- 4: Discussion on options to be installed behind the units.

Gerard: Discussion regarding mulch around the trees. Currently you see plastic, dirt, and mulch under the trees which is not attractive. Discussion to remove the mulch, lower the dirt, and install sod. This will look better and be cost effective and easier to maintain.

M&M will fix 5 sprinkler heads. They will also install the stop sign on Birch and Sycamore.

Discussion on schedule for power washing of buildings (starting on Birch and Majestic).

Gutter replacements are on schedule.

Copier in gatehouse: It will cost \$75 for someone to come out and look at it. Gerard has found a part that he could install. It was decided to try the new part before paying someone to come out. Rick will check a website he is familiar with that sells office equipment at reduced rate and see what is available.

Dolores: Association is currently getting low rate on Money Market. Officers went to Comerica and met with representative to go over vehicles that are available that will generate more income with a higher interest rate. CD is a 6-month commitment and would have money locked in with penalty to remove any funds. Money Market has a higher rate around 5% with no penalty if funds are withdrawn. If switch to new Money Market, it is recommended to put all the funds that are in the current Money Market and take advantage of the higher interest rate. This would be fiscally responsible and the funds would be available if needed. Reviewed with representative a few options available through Small Business Program. The options were not cost effective for Association and current procurement procedures have better “checks and balances” than the program Comerica was offering.

Distributed Financial Report for 1st quarter. This will be posted at the gatehouse and made available at the Annual Meeting. Only two buildings this month with unusually high-water bill/usage. Unit #57 and Unit #18.

Rick: Patio/brick work on Palm is being addressed. Discussion on driveway cement work that will be quoted and scheduled this season. Black top on cracks on the road need attention and will address this year.

Pat: Election Committee, we currently have 3 people and will look for the 4th for registration and counting of ballots. Discussion on signage and table set up for the Annual Meeting. A sign will be posted on one of the easels regarding no alcoholic beverages in the meeting room. M&M has donated funds for 3 raffle tickets. Pat had one training session with Michelle for website. Scheduled another session to work with Michelle when she updates the site.

Jim: Security lights on the buildings will be checked by Jim and Gerard and replace the bulbs where needed. Discussion regarding fill dirt in areas that need to be built up. Will work with M&M on this project. Budget for irrigation is on schedule.

ADJOURNMENT

Ed made a motion to adjourn the meeting at 7:45 p.m. Gerard 2nd the motion and carried with full support. Next meeting scheduled for May 13th, 11:30 a.m.