

Moravian Forest Homeowners Association
General Membership Meeting
December 1, 2022

The meeting began at approximately 7:10 pm

Board Members Present:	Nate Thomas, President	Mike Bognar, VP
	Ruth Merritt, VP	Kim Dobiez, Treasurer
	Lori Apfel, Asst Treasurer	Janet John, Recording Sec'y
	Jamey Auchier, Corres Sec'y	Brian Merritt, Sarg at Arms
	Shawn Stapolis, At Large	Carissa Biskner, At Large
	Chrissy Lusk, At Large	Melanie Miller, Sarg at Arms
	Kim Soley, Sarg at Arms	

This is the first General Membership meeting with the new Board of Directors. Nate provided an agenda.

Landscaping and Snow Plowing:

- Incline will provide snow removal and salt (at entrances) this winter but will not be continuing. We discussed salt at the entrances of the sub, and if it was sufficient. A new contactor(s) is needed for 2023. Nate and Mike made a request to the owners for referrals. There were discussions about getting a contractor for both snow and lawn and also finding out who services in the new section of the neighborhood. Nate will work on getting new contractor proposals to present at a future board meeting.

Garfield Entrance Lights:

- Kim S and Mike again visited the Garfield entrance and Sharon O's backyard to determine how the lampposts can be repaired so that they do not go out intermittently. The lights were out recently. They discussed an extension cord fix while waiting for repair but aren't sure it will work. An electrician, who looked at the job, indicated the cost could be as much as \$10,000-\$15,000. The issue will be revisited in the spring when the ground thaws.

**FOR NEXT BOARD MEETING: at the June 21 meeting, a question was posed why the individual who ran into the post wasn't contacted and an insurance claim made for the cost. Mike Bellardi has the incident information. Nate was going to follow up on this. Has a decision been made on how to handle this?

Treasurer Report:

- Kim D provided a financial statement for the year. She indicated that there is a surplus of \$12,000 that could be used to repair the lampposts. There is also a cushion of \$10,000 that will remain in the account. Kim also advised that there are only a few delinquent dues this year all past year dues have been paid.

Upcoming Events:

- The picnic was a big hit this year! As there are more kids in the neighborhood, it was a lot of fun to have the inflatables.
- The Halloween Parade was a bit hit too! Mike Bellardi and Ardis Kosmala coordinated the band, fire truck and police car. Plenty of cider and donuts were donated.
- The next event is the Easter Egg Hunt at the Merritt's house. Ruth provides eggs and candy. The hunt is held the Saturday before Easter and open to all kids, friends, grandkids, etc. Jamey will send out a flyer for this event. If the event is rained out, Ruth will put bags of eggs at the bottom of her driveway for pick up.
- Food trucks are allowed to be parked in Clinton Township neighborhoods. Chrissy/Shawn/Carissa will revisit this in the spring to see if this is something to plan.
- A subdivision garage sale was brought up. Someone would need to chair this and ensure there would be enough participation to have a successful sale.

Election of New Members:

- Kim Dobiesz has decided to step down from as Treasurer effective the end of the year. Nate asked if anyone was interested in the job. Linda Grenier volunteered to take the job. A motion was made by Nate to elect Linda as the new Treasurer, the motion was seconded and Linda was elected as the new Treasurer effective 1/1/2023.

Open Forum:

- The website and Facebook maintenance were discussed. Donna Chrzanowski's son was the last person to update the website. She advised he has not been notified to post anything. Alex Hart, the former president, has the Facebook information. Nate advised that he would get the FB information from Alex for Ruth who volunteered to maintain the FB page

** FOR NEW BOARD MEETING: at the June meeting, it was decided that there should be dues payment options via the website-revisit this topic with new treasurer. Confirming that Jamey and Kim Dobsiez/Lori Apfel/Linda Greiner will coordinate the updating of email addresses for residents as there are changes/move outs/ins.

At the June meeting, it was decided that Lori Apfel should be a signer on the bank account with Kim Dobiesz. It was agreed that former president, J. Michael Bellardi, should no longer be a signer. With Linda Greiner replacing Kim Dobiesz as Treasurer effective 1/1/2023, the board agreed to remove Kim Dobiesz in addition to J. Michael Bellardi as signers on the bank account as soon after 1/1/2023 as possible. The board unanimously approved Linda Greiner and Lori Apfel as the new signators on the bank account.

On the table: By-law violations discussion. The Board will review the current by-laws and determine which by-laws still make sense to be enforced and which should be updated.
Also, discuss implementing controls to protect the association funds, oversight of the treasurer and asst. treasurer.

It was decided that there would be a special membership meeting in the spring to vote on the repair of the Garfield Entrance Lights to ensure all members are on board with/know about the large expenditure.

The meeting ended at approximately 7:35. Nate will set a date for the next meeting.

Respectfully submitted,

Janet John, Recording Secretary