

Moravian Forest Homeowners Association  
General Membership Meeting  
November 30, 2023

The meeting began at approximately 7:00 pm.

Board Members Present:	Nate Thomas, President	Mike Bognar, VP
	Ruth Merritt, VP	Lori Apfel, Asst Treasurer
	Janet John, Recording Sec'y	Brian Merritt, Sarg at Arms
	Shawn Stapolis, At Large	Lori Greiner, Treasurer
	Kim Soley, Sarg at Arms	Jamey Authier, Corresponding Sec'y

Lawn/Landscape/Snow Removal:

Nate informed us that Mark Hogan (Macs) would continue with the lawn and snow removal services. Nate mentioned that bids with other contractors were not competitive, and we also have had a long-standing relationship with Mark. Mark has been trying to get the association to agree to a multi-year contract but Nate has been hesitant.

It was mentioned that snow sticks should be placed to help the snow removal process. This is something that could be posted on the Facebook page and/or website. This is particularly important around the curves.

James Riashi was thanked for his services maintaining the flowers and seasonal displays at the entrances. He indicated that Macs should be careful when trimming around the rocks. James also asked about contracting leaf removal services. Past board members mentioned that they looked into this previously and the cost was too high.

Garfield Entrance Sign:

The repairs needed to the sign were discussed and the need for contractor bids. Lori's husband looked at the sign/base and advised that the wood base of the sign is rotting and needs to be repaired/replaced along with the letters. Fundraising for the repair was discussed to offset the cost; however, there are project funds available to spend. Brian mentioned approaching the Fraser High School woodshop to see if this could possibly be a student project. It was also mentioned that this could be something that an Eagle Scout could take on. This would help to keep the cost down.

Facebook/Website/Band:

Ruth will take over the administration of the Band communication app from Carissa who no longer lives in the sub.

**New Officers:**

Nate and Jamey both stepped down from the Board. Ruth said that she would take over Jamey's position as corresponding secretary, and an election was held for a new president. Brian and Alex Hart were nominated for president and Alex was elected. Alex previously held the office in 2016.

**Garage Sale:**

There is interest in having a sale this Spring so Alex Hart will take charge of coordinating.

**Dues:**

Nate discussed the significant increase in expenses and the need for an increase in dues. (Previous meeting notes: A summary of the expenses and increases will be provided to homeowners to justify the increase and the need for a cash surplus in case of emergencies/large projects. It was discussed to incrementally increase the dues over a few years to catch up.)

Lori sent a Band notification to review by-laws Article 111-Membership section 2,3,4&5 which she understands membership is optional but you cannot vote unless you are a member in good standing. Also, dues can't be raised more than \$5. She asked if we sued in small claims court and collected. Jamey indicated that he understands that the \$5 is the cost to be a member of the association (have a vote) and that the cost of the annual maintenance fund is mandatory for homeowners.

Delinquent fees were discussed. Lori indicated that there are three reminder notices sent to the homeowners. She indicated on the Annual Report of Cash Activity that 7 residents are delinquent for a total of \$963 outstanding. It was discussed sending a letter threatening to sue in small claims court. Putting lien on the property may be the easiest best option for collection; however, that doesn't help the cash flow for current expenses.

**Garfield Entrance Lights:**

Mike Bognar indicated the lights are working and Kim Soley changed the lightbulb.

The meeting ended at approximately 7:30 pm.

**BOARD IMMEDIATE ACTION ITEMS:**

**Collection of delinquent dues and reviewing/revising by-laws.**

Respectfully submitted,

Janet John, Recording Secretary

