

Moravian Forest Homeowners Association
Board Meeting
January 22, 2024

The meeting began at approximately 7:15 pm.

Board Members Present: Alex Hart, President
 Lori Apfel, Asst Treasurer Chrissy Luck, At Large
 Janet John, Recording Sec'y Brian Merritt, Sarg at Arms
 Shawn Stapolis, At Large Lori Greiner, Treasurer
 Kim Soley, Sarg at Arms Angel Thomas, TBD

Snow Removal/Landscape:

The current snow contact is with Mac's is for \$4,400 which Linda recently paid. A search for new contractors should begin soon, and a new contract for lawn and snow should be finalized in early Spring. Board members will reach out to contacts if given the specifics of what we will be contracting for (schedule lawn cutting). Will want a minimum of 3 vendors to bid and choose 1. Fertilizer and its high cost was discussed, and it was determined to no longer fertilize. Members noted that a county plow was in the subdivision today to plow followed by a salt run.

Dues:

Delinquent dues were discussed and total \$967. Alex is going to check with her law contacts and discuss how to handle collection from letters to small claims court and finally property liens. It was motioned that dues will increase by \$20 from \$110 to \$130 effective this year. A board vote was unanimous for the dues increase. Bills will be mailed by January 31. The Moravian Forest email, facebook and website addresses will be included on the bill for reference. A reminder will be sent via email indicating "to avoid a late fee" pay by 4/1. A new delinquent fee of \$13 will be charged after 4/1. Linda and Lori will be working on an email database (blind ccs) for homeowners.

Cash Flow:

Linda indicated that the current cash balance is \$16,725. The \$10,000 reserve is included in this amount. Dues will be billed 1/31 for collection by 4/1 and will increase in cash by approximately \$14,000. Dues collection status will be discussed at our next meeting.

Website/Emails:

Angel indicated that Haris was the last to update the website. She will get in touch with him to transition the maintenance of the website to the board.

Brian indicated that Ruth receives the incoming emails for the association. Linda needs to be informed of emails received to process payments, etc. Is it possible to have Ruth and Linda both receive the company emails in case Ruth isn't available to forward to Linda?

By-Laws:

Updating by-laws was discussed. Linda suggested we each print the current by-laws, which can be found on the website, and circle areas you feel should be updated. Alex will ask her law contacts about proper procedures for updating by-laws and recording them. We will continue discussing the update at the next meeting.

Flagstar Bank to Christian Financial Credit Union:

Linda suggested that we change banks from Flagstar to Christian Financial. All members agreed to the change and that it would be positive as there have been issues with Flagstar. Linda and Lori will be in charge of the transition and will be co-signers on the account.

Garfield Entrance Sign:

Repair of the wood base of the sign as well as the sign itself was discussed. Kim advised that the sign is removable from the base if any off the base/offsite work needs to be done. Brian will contact the wood shop at Fraser High School to see whether they would want to take this project on in the future. Lori also mentioned Ned's nephew may be able to quote on this project. Will discuss again next meeting.

Announcement Signs:

Alex suggested getting tent signs for both entrances of the sub to announce events ie., picnic, general meetings, parade, Easter egg hunt, etc. The signs would include letters and numbers to use. She will be responsible for getting the signs.

Calendar:

The dates for the remainder of the year:

Easter Egg Hunt	Sunday, March 24
Subdivision Garage Sale	Fri-Sat May 17-18
Picnic	Saturday, August 24
Parade	Sunday, October 27
General Homeowner Meeting	Thursday, November 7

Minutes:

Janet will provide these minutes to the board members for review and comment. The General Homeowners Meeting minutes for 2022 and 2023 will be posted on the website. Janet will email these minutes to Angel to coordinate with Haris uploading them.

Next Meeting:

It was decided to meet after the dues collection due date of 4/1 date TBD. The cash balance and expenses will be discussed. Members remember to bring your desired changes to the by-laws to the next meeting.

The meeting adjourned at approximately 8:50 pm.

Respectfully submitted,
Janet John, Recording Secretary