

Moravian Forest Homeowners Association
Board Meeting
March 11, 2024

The meeting began at approximately 7:50 pm.

Board Members Present: Alex Hart, President
 Chrissy Lusk, At Large
 Janet John, Recording Sec'y Brian Merritt, Sarg at Arms
 Shawn Stapolis, At Large Linda Grenier, Treasurer
 Angel Thomas, At Large

SNOW & LANDSCAPE CONTRACTS:

MAKS:

The current snow contact is with Mak's is for \$4,400. We are hoping that this will be the quote for next year along with the new \$5,600 for landscaping for a total estimate of approximately \$10,200 for both.

Alex will follow up on the quote and ask/advise Mark:

- 1) Will \$4,400 be the amt for snow?
- 2) No subcontracting
- 3) Need regular cuts for the courts
- 4) Please divert grass from flower beds when cutting grass at Garfield entrance.

If we come to a mutual agreement with Mark, it was decided that we will accept his contract.

THE YARDMAN:

Kim Soley forwarded the quote he received for review. There were a few items we were not comfortable with such as the '2024-25 Extended Price List'. Overall, they seemed competitive and worth looking into. We don't have references so Angel did a google search and noted that they were argumentative with a few customers. We decided this is a risky contractor and passed on the quote.

LEVEL UP LAWN AND LANDSCAPE LLC:

Discussed the quote and noted the contractor does not include snow service. We decided that we want one contractor to do both snow and lawn so we passed on the quote.

DUES:

Alex got information on how to handle collection from letters to small claims court. After this year's delinquent dues are identified, letters will be sent to the severely delinquent. We will probably outsource this service to a law firm. We reviewed homeowners with dues credits, ie., James Riashi for landscaping and others and noted that their dues increased by \$20 also per Linda.

BANKING:

Linda needs a verification letter from Alex from the association to open the Christian Financial account. Alex will get the letter to Linda.

GARFIELD ENTRANCE SIGN:

Brian indicated that he did not hear back from Fraser if they were interested in the sign repair project. We will check with Lori at the next meeting, when she is back in town, to see if Ned's nephew may consider the job.

SALTER FAMILY:

We discussed the explosion on the evening of Monday, March 4 at 15 & Groesbeck. Our homeowners, the Salters son, Turner, 19 years old, was fatally hit in the head with shrapnel about ¼ mile from the site of the explosion. Angel spoke with Kristin, a friend of the Salter family, who indicated that there is a church fund at Faith Baptist Church to donate to the family. Linda wanted to know what the family needed at this time, Alex thought doordash. While discussing what amount we should donate to the family, it was decided that the \$450 from the Macs 'credit for the light snow season' will be the monetary gift to the family. Linda will prepare the check and a letter to the Salters indicating that their homeowner association dues have been waived for the year.

FENCING- 16 MILE-REHAB HOME FOR SALE:

Shawn went to see the Timberview rehab home for sale listing at \$415,000. She said it was a very shoddy job. She also said there is no fence around the property. We discussed how we need to abide by Clinton Twp guidelines for fencing. We don't approve but we should be notified of any fencing and other changes.

NEXT NEWSLETTER:

Items for next newsletter were briefly discussed. Make sure homeowners comply with Clinton Township ordinances for parked vehicles, etc., pay dues, Janet suggests post meeting-reminding of weather more kids outside so cars slow down on streets.

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. Angel will receive final versions of the minutes to coordinate with Haris uploading them.

NEXT MEETING:

It was decided in January 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 8:45 pm.

Respectfully submitted,
Janet John, Recording Secretary