

Moravian Forest Homeowners Association
Board Meeting
April 29, 2024

The meeting began at approximately 7:05 pm.

Board Members Present:	Alex Hart, President	Mike Bognar, Vice President
	Chrissy Lusk, At Large	Kim Soley, Sarg at Arms
	Janet John, Recording Sec'y	Brian Merritt, Sarg at Arms
	Shawn Stapolis, At Large	Linda Grenier, Treasurer
	Angel Thomas, At Large	Lori Apfel, Asst Treasurer

MEMBER RESIGNATION/NEW MEMBERS:

Ruth Merritt resigned her positions as Vice President and Corresponding Secretary. Linda nominated Chuck Hart to be the new Vice President for the remainder of Ruth's yearly term. Shawn seconded the motion, and a majority vote selected Chuck as Vice President. Alex nominated Janet to be the new Corresponding Secretary for the remainder of Ruth's yearly term. Shawn seconded the motion, and a majority vote selected Janet as Corresponding Secretary.

GARAGE SALE MAY 17, 18 and 19:

It was decided that the garage sale hours will be 9-5 on Friday and Saturday and 10-3 on Sunday. Prior to the 17th, the current signs will be moved closer to the entrances, to advertising and assist prospective customers as well as letters will be placed on both sides of the sign. Chuck mentioned having a contact person for the garage sale besides he and Alex.

Kim offered to contact the Macomb Daily and Chronicle to find out the cost of advertising. Mike will get 10 balloons- five to be strung to each sign.

GARFIELD LIGHT OUT:

It was noted that one of the bulbs is out in each of the street lampposts. Kim will take care of replacing the bulbs.

DTE BILLING:

Linda discussed the fact that there were previously two DTE bills received for the association and now there is only one. As the new bill is higher, it is possible that the two bills were combined into one. She will call DTE to see why there is only one bill being received.

SNOW AND LAWN SERVICE CONTRACT:

Alex discussed the terms of the new contract with Mark Hogan of MAKS Landscaping. Upon agreement of the terms, MAKS was contracted for the 2024 season for both snow and lawn service. As there have been issues with MAKS in the past, it was decided that any issues with MAKS would be brought up to Alex who would contact Mark for resolution.

Lawn cutting is supposed to be done on a weekly basis. It was noted by Chrissy that her court was not yet cut. It was also mentioned that MAKS should be cutting the ditch on the east side of the Tall Oak entrance. Alex will contact Mark to address these matters and resolve this issue.

Linda advised that she has not received the bill for the contract yet.

WEBSITE MAINTENANCE/STATUS LETTERS:

It was brought up again by Angel that our current website, developed by Haris, is no longer free. She texted Haris to discuss what the cost will be to maintain the website. Angel and Alex will follow up on the cost and how to proceed to activate the update the website. Linda indicated that the P.O. Box address on the website is no longer valid as payments are sent to her home address.

Linda advised that realtors/title companies who need dues status letters to close on properties find our association information from the website.

We discussed the annual fee billings sent to homeowners, and Linda advised that the email moravianforest@gmail.com is included on the bill in case the homeowners want to contact the association.

CITY ORDINANCE VIOLATIONS/NEWSLETTER:

Janet brought up the fact that a resident complained in January, 2024 about a neighbor's long-term non-running vehicle. She thought that someone should be responsible for noting township ordinance violations and reporting to Clinton Township for resolution. Chuck felt that the board should first approach the violating homeowners to discuss the issues and attempt to resolve that way.

It was decided that a newsletter will be prepared by Alex discussing ordinance violations, ie, non-running vehicles, vehicles speeding down streets and a reminder of dues due date(s) with late fees. If a homeowner has an extenuating circumstance, they can contact the board to discuss.

TREE ON SOUTHWEST CORNER OF TALL OAK/MILLAR:

It was mentioned that the tree overhanging the street at the Tall Oak/Millar entrance, by the lamppost, needs to be trimmed. Brian mentioned that this tree maintenance was previously included in minutes when Mike Bellardi was president. Brian indicated that he would find the minutes and forward them to Chuck. Brian or Chuck will call Clinton Township to ascertain property ownership which will determine whether the association or the homeowner is responsible for the maintenance of the tree. If the association is responsible, the tree maintenance will take place as soon as possible.

DUES:

Janet asked about the status of delinquent dues collection. Alex and Linda mentioned that they are working on collection procedures.

BANKING:

Linda and Alex are still working on the opening the new bank account with Christian Financial Credit Union.

GARFIELD ENTRANCE SIGN:

Repair of the sign was not discussed during this meeting and should be brought up again in the near future.

Last Meeting Minutes: "We were going to check with Lori at the next meeting, when she is back in town, to see if Ned's nephew may consider the job".

MINUTES:

Janet will provide these minutes to the Alex for review and comment. The General Homeowners Meeting minutes for 2022, 2023 and 2024 will be posted on the website. Angel will receive final versions of the minutes to coordinate with Haris uploading them.

NEXT MEETING:

The cash balance and expenses will be discussed. Members will bring their desired changes to the current by-laws to the next meeting. Alex will schedule the next meeting.

The meeting adjourned at approximately 8:15 pm.

Respectfully submitted,
Janet John, Recording Secretary

