

Moravian Forest Homeowners Association
Board Meeting
July 8, 2024

The meeting began at approximately 8:00 pm.

Board Members Present:	Alex Hart, President	Chuck Hart, 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
	Lori Apfel, Asst Treasurer	

PICNIC:

The annual picnic will take place on August 24 from 1 to 5 pm, rain or shine. Alex will coordinate the planning with Angel and Chrissy.

Alex advised that Angel volunteered to get the bounce house and to ask a neighbor in the court to place it on their lawn. It was decided that a tent and tables and chairs would be rented this year and possibly an ice cream cart. Brian and Shawn mentioned that the tent vendor might be able to supply the tent/tables/chairs and ice cream cart, and we could bundle the purchases. There is a vendor on Utica and Masonic that we've used in prior years. We will ask Angel what she can get bundled and for a quote of the cost to ensure it's in line with the budget.

The budget for the last few years has been \$1,200. Linda advised after the meeting that last year's total cost was \$952 (with tents/tables/chairs provided by board members). The estimate for guests will be 75.

Alex will contact a balloon maker and face painter to see if she can have them come.

Chrissy volunteered to be the lead for purchasing the food and supplies-hamburgers, hot dogs and buns, condiments, chips, water, plates, silverware, napkins and tablecloths. Shawn volunteered to assist Chrissy with this effort. Residents will be asked to provide sides to pass. Nate and Mike will provide the grills/tools and grill.

Board members will bring coolers and garbage cans with bags.

Angel volunteered to do the flyer, and Shawn and Kim volunteered to help deliver them. The flyer should be distributed on or about July 24, a month before. Janet will also email the residents in the email database (recently updated for use by Linda and Janet). Alex will prepare and put out reminder signs at both entrances of the subdivision.

Alex will contact Macs Lawn Service to ask that the Timberview Court lawn be cut on July 22-23.

WEBSITE UPDATED:

Chuck advised that Haris has updated the Moravianforest.com website. Chuck and Haris will coordinate the maintenance of the site.

DUES:

Homeowners have asked for additional payment options to pay dues; ie., Venmo, PayPal. Linda advised that the bank does not support these payment types. Residents may pay by check and electronic check which the board has deemed to be sufficient options. Cash payment is discouraged.

Linda advised that there are 12 homeowners with outstanding dues, 4 with multiples years due. After the final due date of August 1, Linda will provide letters to delinquent homeowners and advise that action will be taken to collect past due amounts.

BANK:

Linda stated that the association bylaws require a separate bank account to be maintained with a \$10,000 balance for special purpose funds. A separate account is/has not been maintained. There is one bank account, and \$10,000 is earmarked on treasurer reports for the special purpose fund.

ANNUAL MEETING:

The annual meeting will be held on Thursday, November 7 from 7-8:30 pm. As the Clinton Macomb Main Library on Romeo Plank is under construction, Janet will contact the Clinton Township Macomb South Library on Gratiot to arrange for a conference room.

LAWN SERVICE:

Chuck will contact both James Riashi (homeowner/landscaper) and Mark Hogan to discuss concerns with maintaining the landscaping of the common entrances. James volunteers his time to plant/maintain the landscaping, and the lawn crew should be considerate of the landscaping when cutting and trimming the lawn. Any concerns should be directed directly to Mark Hogan or Chuck or Alex Hart.

GARFIELD ENTRANCE SIGN:

The needed repair of the Garfield entrance sign was discussed again. Chuck and Linda's husband will review the sign together to determine what exactly needs to be done, replacing boards, etc. and action will be taken to find a contractor to repair.

ORDINANCE VIOLATIONS/PROPERTY UPKEEP:

A discussion was made regarding homeowner violations and neighborhood upkeep. It was decided that any ordinance violations should be made directly by a concerned homeowner to the Township for investigation. Any immediate concerns, overgrown trees covering the street, etc. should be brought to the attention of Alex and/or Chuck.

TREE ON SOUTHWEST CORNER OF TALL OAK/MILLAR:

The homeowner at Tall Oak and Millar inquired about which trees were his responsibility to maintain versus the county's. Chuck provided the homeowner with the information. Chuck advised that the Macomb County Department of Roads is responsible for easement trees and have put them on their list for trimming/maintenance. Chuck will follow up to ensure that the trees are maintained.

MINUTES:

Janet will provide these minutes to Alex for review and comment. They will be provided to Chuck to coordinate posting on the website with Haris.

NEXT MEETING:

Alex will schedule a board meeting prior to the Annual Board Meeting on November 7, 2024.

The meeting adjourned at approximately 9:05 pm.

Respectfully submitted,
Janet John, Recording Secretary