

Moravian Forest Homeowners Association

Board Meeting

September 16, 2024

The meeting began at approximately 7:45 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	

HALLOWEEN PARADE:

The parade will take place on Sunday, October 27. Alex will contact Mike Bellardi and Ardis Kosmala to request the fire truck/police escort and Fraser Band. We will make a donation to the band. Alex will ask Angel if she would prepare the flyer to be delivered to the residents. A request for donations and cider to be dropped off at Mike Bellardi's and/or Ardis' homes. We also discussed emailing the flyer to homeowners in addition to delivering it.

ANNUAL MEETING:

Linda was able to secure the Vintage House for our Thursday, November 7 annual homeowners' meeting. A notice with the details will be delivered and emailed to the residents. A sign in sheet will be placed at the entrance. We discussed name tags and introducing the board members prior to the meeting.

COMMUNICATIONS:

We discussed items that should be addressed with homeowners such as reminders that there is no parking on any grass within the subdivision, no parking of boats, campers, etc for more than 48 hours, trees trimmed that overhang 15 feet above roadway--all Clinton Township ordinances and fines may be assessed for offenders. Also, drivers need to slow down in the sub. There are a few kids with minibikes who have been riding in the street, and we are all concerned for their safety as cars travel way too fast down the streets. It was decided that keeping lawns cut would be addressed in the Spring. Alex and Linda requested the homeowner information from the GMAIL account.

ENTRANCE SIGNS:

Chuck is waiting on a bid to repair the Garfield entrance sign. Kim suggested that the Tall Oak sign also be looked at and assessed for repair. These will be capital expenditures that have been earmarked by Linda in her financial reporting.

DUES:

Alex has contacted a legal firm to initiate the small claims process for collection of outstanding dues. If her contact is not interested in handling, we will ask homeowner Joe Kosmala if he would initiate the process for us. Linda advised that there are 9 homeowners with outstanding dues, 5 with multiples years due. It was decided that the dues will be raised \$20 to \$150 per year. At the annual meeting, the board will discuss the necessary capital repairs for entrance signs and lighting to warrant the increase.

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:

Annual Homeowners' Meeting on November 7, 2024.

The meeting adjourned at approximately 8:30 pm.

Respectfully submitted,
Janet John, Recording Secretary