

Moravian Forest Homeowners Association

Board Meeting

October 28, 2024

The meeting began at approximately 7:40 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	Mike Bognar, Vice President
	Angel Thomas, At Large	

HALLOWEEN PARADE:

It was noted that parade was a success! Homeowner Haris Najtazovic took great videos that were posted on the HOA Facebook page.

ANNUAL MEETING:

Alex started the meeting by discussing logistics and agenda items for the annual meeting.

*Linda suggested that the board introduce themselves to the homeowners.

*Janet prepared name placards for board members and a sign in sheet for the homeowners which she will bring along with pens.

As the meeting will be held at the Vintage House Wedding Chapel, and there is an event until 7 pm, we will want to get there as soon as possible to set up two 6 foot tables in front of the chairs. The venue seats 120. It was suggested that a count of attending homeowners be included in the Annual Meeting minutes.

The first item will be updating homeowners of improvements that have taken place or are scheduled; ie., the Garfield entrance sign repair and touching up the Tall Oak entrance sign. There were also trees trimmed by the county at the Tall Oak entrance.

Updating the website will be announced as well as mentioning that we are updating our communications to include emails if anyone wants to add or update an email address.

The annual budget and actuals will be provided and discussed by Linda. The bank balance is currently \$22,094 with an additional \$5,000 to be paid out for Garfield sign repair and snow/landscaping contract which should bring the balance down to \$17,000.

James Riashi should be recognized for volunteering his time to maintain and decorate the Garfield entrance.

Chuck has been acting as temporary VP, and he indicated he would like to be nominated to continue his role next year. Janet has been acting as temporary Corresponding Secretary, and Angel indicated she would like to be nominated for this position.

DUES:

It was agreed that the annual dues will be increased by \$20 to replenish our special projects fund; ie., the Garfield electric fund should build up to approximately \$25,000 for a future repair. This cost will be reviewed intermittently to see if the fund is sufficient.

Attorney letters went out for the collection of delinquent dues. Linda advised that 3 homeowners paid their fees after receiving the letter, and she will follow up on payment of the remainder.

LANDSCAPE/SNOW:

Bids for lawn & snow service will be obtained soon, ahead of the spring lawn service time. The board received some complaints about Maks, mainly the job at the Tall Oak/Millar entrance. Some members feel Maks has been satisfactory due to the low cost while other members feel the service can be better. Kim will contact Zach at Yardman (he lives on Millar) to see if he would be interested in bidding. Other members will be obtaining quotes. Quotes will need to be available for review at an early 2025 meeting.

EGG HUNT:

Ruth and Brian Merritt have stepped down as the hosts of the Annual Easter Egg Hunt after many years. Shawn volunteered to host the 2025 event at her home.

INSURANCE:

Linda advised that the HOA liability insurance increased by \$150, and she will see if it is possible to get a lower quote. It was mentioned this might not be possible as overall insurance rates are increasing.

COMMUNICATIONS:

An email was received by moravianforest@gmail.com from Elise Merritt, daughter of Ruth, former VP and Corresponding Secretary, and Brian, current Sargeant at Arms. Elise is not a homeowner and has never attended board meetings. There were no questions or suggestions to address in the email. After the meeting, Brian indicated he would find out what prompted Elise's email and respond to the board.

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 at the Vintage House Wedding Chapel.

The meeting adjourned at approximately 8:30 pm.

Respectfully submitted,
Janet John, Recording Secretary