

Moravian Forest Homeowners Association

Annual Homeowners Meeting

November 7, 2024

The meeting was held at the Vintage House Wedding Chapel as the usual annual meeting location, Clinton Macomb Library, is under construction. The meeting began at approximately 7:36 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	

INTRODUCTIONS:

An agenda and financial report were available for pick up at the door, and there was a sign in sheet circulating. 27 homes were represented with 35 homeowners attending.

The board members introduced themselves and stated their position.

COMMUNITY UPDATE:

Alex, Chuck and Linda participated in giving an update on the report of the Garfield sign repair. It was asked who the contractor was, and it was Quality First Construction. The total cost of repair was approximately \$5,000.

Reminder that the corresponding secretary will be sending notices/flyers via email along with hard copies.

The Millar/Tall Oak dead tree limbs were trimmed by the county. There is erosion at the Millar/Tall Oak entrance that the county attempted to repair but it washed out so Chuck will call to request the area be properly restored to address the continued erosion.

The association has been updating the website with meeting minutes, flyers and other information will continue to be available on the website.

PROJECT FUND:

After spending \$5,000 on the sign repair, there will be a \$5,000 balance left in the project fund (maintained at \$10,000). There was discussion of raising the dues \$20 per homeowner to assist with replenishing the project fund and help with increased costs of snow and landscaping.

The Garfield entrance light project (replacing the lights) was discussed as one of the future projects. This will entail running new wire and installing a new panel and service. Currently there is a fuse box at the 1st house on the north side of Forestview that services the lights. Kim projects the project to be about \$15-\$18,000. This project will need to be done in the near future as miscellaneous problems arise almost every year.

The Millar/Tall Oak sign will be reviewed for maintenance needs, but it is not expected to be near the cost of the Garfield sign repair.

SNOW/LANDSCAPE CONTRACT:

Homeowners have had complaints about job Maks has done in certain areas of the sub. New quotes for snow/landscaping will be obtained by a team on the board. Quotes will be reviewed and a company is to be selected prior to the first 2025 lawn cut. It was mentioned that Maks has always comes in with significantly lower bids than other contractors; however, new contractors will be reviewed and considered to help ensure the association's expectations for service in the sub are met.

Linda mentioned that Maks gave a \$400 rebate last year due to the little snow we received. A Tall Oak/Millar homeowner brought up the fact that Maks made an accusation that someone blew leaves into the easement. She didn't understand why, as it was very windy and extra leaves could have accumulated. Maks requested an additional \$95 to pick up extra leaves, as he claimed to have witnessed someone blowing leaves into the easement. Discussions ensued, and after reviewing the situation with Maks and representatives from the board, the issue was resolved. Maks picked up the leaves with no additional cost to the HOA.

A new homeowner asked about curbside leaf service, and it was noted that this has been researched in the past, and the cost was over \$10,000 a year.

DUES:

Linda advised that the annual dues should be increased by \$20 to \$150 per year. This new increase of \$2,600 annually will help replenish the project fund and pay for an expected increase in snow and landscaping services. It was asked if the \$20 was a temporary or permanent increase and it is a permanent increase, unless the members vote to reduce it in the future. There are \$941 dues currently outstanding. Due to additional collection efforts with the assistance of an attorney, 3 of the delinquent owners paid. The collection process will continue for the remaining unpaid dues. The legal & collections costs are paid by the homeowner in delinquency.

Linda made a motion to increase the dues by \$20, it was seconded and approved with majority.

Linda made a motion to move \$5,000 to replenish the project fund. It is in the by-laws that she is required to ask for approval to move funds. The motion was seconded and transfer approved.

ENTRANCE DECORATIONS:

A special thank you was given to James and Beth Riashi for the beautiful job they do decorating, landscaping and maintaining the Garfield entrance.

OPEN BOARD POSITIONS:

Chuck and Janet held temporary positions of Vice President and Corresponding Secretary for the past year. Chuck was nominated and voted in as Vice President. Janet stepped down as both Recording and Corresponding Secretaries, and Ruth Merritt volunteered and was voted in for these two positions. The new nominations were part of a motion that was supported and voted in favor to continue the other positions on the board from 2024 to 2025.

EGG HUNT:

Shawn volunteered to host the 2025 event at her home.

MISCELLANEOUS:

The garage sale was discussed and the homeowners that participated indicated that it was mainly a success. It was decided to possibly have a garage sale every other year.

Alex reminded everyone to please not park on the grass courts or anywhere on the common grounds of the association.

MINUTES:

Janet will provide these minutes to Alex and Chuck for review and comment. The final copy will be provided to Chuck to coordinate posting on the website with Haris and sharing with Ruth as the new recording and corresponding Secretaries.

NEXT MEETING:

The next board meeting will take place early in 2025 to select a snow and landscape contractor.

The meeting adjourned at approximately 8:20 pm.

Respectfully submitted,
Janet John, Recording Secretary

