Moravian Meadows Association
Board Meeting
February 17, 2026
12:00 p.m.

ATTENDEES
Members in attendance: Ed Mroz, Dolores Hayes, Gerard Kulka, Jim Dishman, Richard Doyle, Bob Walter and Patricia Minch.

CALL TO ORDER
Ed made a motion to open meeting at noon; motion was 2nd by Dolores and carried with all in favor.

MOTION: Dolores made a motion to increase the amount deposited into the Reserves. Monthly deposits will be made in the Reserves for a total of $19,000 which reflects an increase of $9,000 each month. Motion was 2nd by Pat. Motion carried with full support.

Ed: Discussion regarding concerns and questions from residents.
A few residents, mainly units that are located on the inside of the buildings, are concerned regarding ice building up along gutters by entrance to their unit. Jim notes that ice has been building up on end units as well.
Snow removal was discussed. It was a very bad year with the ice, snow and especially wind. Ed received mixed reviews from residents. Most were positive comments about the snow removal but there were some units that had issues with ice build-up and snow removal from sidewalk/patio. Ed will discuss with Mike regarding complaints.
Reviewed correspondence from a resident that submitted recommendations for the board's consideration. His suggestions were discussed and the by-laws were reviewed. A letter will be sent to the resident addressing the recommendations.

Gerard: Gerard will look into the schedule for the installation of gutters. Discussion regarding pipes/water damage in a vacant unit. Discussion regarding any other vacant units that might need to be checked on.

Rick: Discussion of some of the concrete heaving from the weather. Some residents are experiencing the cement by their door entrance is raising with the weather and they have trouble opening their doors. This is happening with some of the inside units that don't have a raised step at the entrance.

Jim: AWDIS (All We Do Is Sprinkles) is scheduled to come out April 25th to work on the sprinkler system. A letter will be sent out to the residents that live in a unit with the sprinkler valves notifying them that members from the board will be out to turn these valves on prior to the 25th when AWDIS comes out. Saturday, April 18th from 9:00 a.m. – 11:00 a.m. will be when the board members will be available to turn on the valves for the system.

Bob: Bob brought up concern regarding the light at the front of the entrance to the complex that shines at eye level at the drivers as they turn into the entrance from the south. Further discussion on ways to deflect the direction of the light. Discussion regarding mailboxes and mail service. We currently have 21 mailboxes that have slots for outgoing mail and ten without slots for outgoing mail.
Discussion to update the entrance boulevard. There is approximately 374 feet of curbs at the entrance that Bob has painted along with fire hydrants, signs and poles throughout the complex. Bob is suggesting we look into sprucing up the boulevard at the entrance. Everyone agreed that it could use updating along with addressing the light that glares when entering from the south. It was pointed out that half of the grass doesn't even grow in the boulevard. There was discussion of using stones to replace the small amount of grass that is currently there. Further discussion is needed regarding this project.

Pat: Infinity Hall in Fraser on 14 Mile Road has been secured for our Annual Meeting on Sunday, May 17th. Meeting is scheduled for 3:00 p.m. – 5:00 p.m. We will offer beverages and snacks to those that attend. Because we did not have a quorum at the last Annual Meeting, there will be three (3) positions up for reelection for one-year term. We will also have four (4) positions up for reelection for two-year term. Absentee ballots will be sent along with the notification letter to encourage participation and help to meet the requirements for a quorum. We need participation from 84 units (35%) to meet requirements for a quorum. Pat has started working on the spring newsletter. Reminder for everyone to send in any article or information that they would like to see included in the newsletter. The goal is to have the newsletter to the printer by the middle of March.

Dolores: We are still getting decent interest (3.35%) on our savings account. Discussion regarding the schedule of roofs to be completed in 2026. We are expecting to complete 12 buildings. Review of the balance sheet and profit and loss report. Discussion to increase the amount that is put into the Reserves each month. A motion was made to increase the amount that is transferred into the Reserves by $9,000. That would make a total of $19,000 deposited into the Reserves each month.
Discussion regarding the people with delinquent accounts.

ADJOURNMENT
Ed made a motion to adjourn the meeting at 1:50 p.m. Gerard 2nd the motion and carried with full support. Next meeting scheduled for Wednesday, March 25, at noon.