Moravian Meadows Association
Board Meeting
March 25, 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 Gerard and carried with all in favor.

Ed: DTE is expected to fix the streetlight at the entrance of the complex.
We need a schedule of when the buildings are being painted this year. The company has expressed concern with some of the open patios having heavy furniture and other items stored. We will notify the co-owners with the open patio of the dates that their building will be power washed and painted and request that they arrange to have the area cleared for the painters to work.
We have seen under 50 inches of snow this year. According to the contract with M&M for snow removal, if we receive less than 50 inches of snow for the season, we do not pay the final installment of snow removal. We saved $7,112.50.

Gerard: Discussion regarding the updating of the entrance. A drawing will be created for recommendations for improvements on the entrance. Grass does not grow in the front boulevard area under all the trees/shrubs. If stones are placed in this area, they will need to lower the dirt level, so the stones are even with the height of the curb. This will help keep the stones from falling onto the street. Drawings will be submitted for review, discussion and approval. The joint on the flagpole is weak and needs to be addressed.

Rick: Roofs were checked to ensure shingles are intact after the windy weather we had. Shingles will be replaced where needed. Discussion of needed brick and cement repairs. There is a procedure available to address cement that is flaking. Further research is needed.

Jim: Discussion regarding a vehicle that has been stored in the driveway for a year and now has expired plates. A letter will be sent to the co-owner.
The fence behind the north end of the units on Moravian needs to be addressed. A meeting will be set up with Mike (M&M) for the repairs and possible extension of additional panels to bring the fence line closer to where the bushes were originally.
Discussion regarding repair of wood needed on building [redacted]. Ed will check with Jake at the roofing company for referral and quote.
Discussion regarding installation of a downspout in the center of building [redacted]. Currently the water all runs to one corner and spills over and turns to ice in the winter. Suggestion to have Ackerman (gutter company), give a quote.
Discussion regarding the pine trees located on Pine Meadow. They have aged and need to be removed and replaced. To keep the cost within restraints of the budget, we could remove the trees one year and then replace the following.

Bob: Discussion regarding the lights that shine on the sign at the entrance. Bob has been working on the arrangements of fake boulders to keep the lights from glaring as you enter or exit the complex. Bob will repaint the fire hydrants this year.

Pat: The Newsletters went out in March. Pat is now working on the mailing for the **Annual Meeting scheduled for Sunday, May 17th**. Everyone will be receiving a copy of the absentee ballot to encourage the co-owners to participate that are not attending the meeting. We need to have 85 units participate with an absentee ballot or attendance at the meeting to meet the requirements of a quorum. The letters will be mailed on Monday, April 6th.
The sprinkler valves are scheduled to be turned on Saturday, April 18th. The letters informing the co-owners that have the sprinkler valves of this date will find the notification letter enclosed along with the Annual Meeting information.

Dolores: Discussion regarding the water bill and the buildings that continue to have higher than average usage. The water bill for last month is the lowest that we have seen this year.
Review and discussion of budget and financial accounts. We are currently putting $19,600 into the reserves each month. Adjustments were made to credit the reserves for the months of January – March.

ADJOURNMENT
Ed made a motion to adjourn the meeting at 2:00 p.m. Jim 2nd the motion and carried with full support. Next meeting scheduled for Wednesday, April 15, at noon.