

**Moravian Meadows Association**  
**Board Meeting**  
**November 18, 2025**  
**12:00 p.m.**

**ATTENDEES**

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

**CALL TO ORDER**

Gerard made a motion to open meeting at 11:55 a.m., motion was 2<sup>nd</sup> by Dolores and carried with all in favor.

**Ed:** Discussion regarding the schedule for trash pickup when there is a holiday on a weekday prior to Wednesday. The Moravian Meadows website has contact information for Priority Waste, [www.moravian-meadows.com](http://www.moravian-meadows.com) if any residents have questions. Discussion regarding other methods to help our residents stay informed about trash pick-up schedule.

**Roofs:** After the company has inspected each roof, they have determined a schedule for replacement based on the condition of the roofs. Ed is pleased with the progress that has been completed. There were a few driveways that were damaged by the trucks that delivered the roof materials. The trucking company will be responsible for payment in replacement of any damaged concrete.

**Gerard:** Clean-up for leaves this year is coming along. Discussion regarding a recommendation from M&M Landscaping about the leaf clean-up along the boulevard. Next year we will try putting a barrier along Majestic Blvd. by the entrance to help keep additional leaves from collecting on the boulevard after the initial clean-up.

**Jim:** Update regarding the fence behind building 1 was discussed. Meeting with company to review what needs to be done to repair the fence and when would be the best time to make these repairs.

**Rick:** Work orders for concrete projects are starting to come in for 2026. Brick repairs are still being completed this year.

**Pat:** Letter from the President along with the 2026 Budget were mailed on Monday, November 17<sup>th</sup>, to all co-owners. Letters were sent out last week to the co-owners that did not remove seasonal items/furniture which are allowed from April 1<sup>st</sup> – November 1<sup>st</sup>. Patios, driveways, and walkways need to be clear for snow removal. Decorations and furniture could be damaged by snow removal equipment if left in these areas. Discussion regarding the date for the 2026 Annual Meeting in May. Pat will contact Infinity Hall in Fraser to see if they are available on Sunday, May 3<sup>rd</sup> or Monday, May 4<sup>th</sup>. If we have the meeting on a Sunday, maybe more co-owners will be in attendance and we will meet the requirement of a quorum. To meet the quorum, we need 35% which is representation from 84 units. Representation is determined by absentee ballot plus in person attendance. Discussion regarding personal contact, email, and other methods to contact the residents to encourage participation and when possible, attendance at the Annual Meeting.

We will make inquiries to what refreshments are available through the Hall or what is allowed to be delivered for the meeting. Discussion to expand the menu from desserts and beverages to include additional food items.

**Dolores:** Discussion regarding moving the Lighting Ceremony by the entrance to Sunday, November 23<sup>rd</sup>. This would be easier for residents that work to attend. Dolores will take care of getting the donuts and cider. Discussion regarding the bills and reminder of the importance of keeping the expenses within the parameters of the budget.

#### **ADJOURNMENT**

Gerard made a motion to adjourn the meeting at 1:20 p.m. Ed 2<sup>nd</sup> the motion and carried with full support. Next meeting scheduled for Tuesday, December 16<sup>th</sup> at noon.