Moravian Meadows Association
Board Meeting
September 22, 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 11:55 a.m.; motion was 2nd by Gerard and carried with all in favor.

Ed: Discussion with safety concerns regarding use of electric bikes on the streets in the complex. Operators of these bikes must follow the same rules as vehicles. They need to come to a complete stop at the stop signs and adhere to the speed limit of 15 mph.
There are three units that have requested stones for their units. Discussion regarding quotes and scheduling of completion of these work orders this fall.
Discussion regarding the landscaping company and the frequency of lawn cuttings this past month. Concerns were raised regarding the quality and quantity of work being completed and with the upcoming fall clean-up that is contracted.
Roofing company is coming this week to do repairs. Discussion having the shingles available for them which are currently being stored in the gatehouse.
Discussion regarding painting schedule to finish up this fall.

Gerard: Rick, Gerard and Jim have been working on moving the dirt from the pile at the front of the entrance. They have been applying dirt to areas in the complex where it is needed. The dirt has been applied to the sides of the buildings to improve the grade and protect the foundation as well as areas in the meadow that need to be filled. If the weather permits, the committee estimates that the timeline to finish the projects utilizing the dirt will be completed within a couple weeks.
Gerard will do inventory of the gutters that need to be taken care of this fall.

Jim: Discussion regarding replacement of ornamental trees and shrubs between driveways. Jim is getting quotes from multiple landscaping companies. After reviewing these quotes, the board will determine what will be ordered and installed this fall and what might need to be scheduled for spring of 2027.

Pat: The contact information form is currently part of the welcome packet that is mailed to the new co-owners. This information is not consistently being returned from the new co-owners. Ed will have this form completed during the interview that he has with the new co-owners. This will help acquire the information needed for communication. Discussion regarding unit [redacted]. There is a sun room behind the unit off the back patio that has windows that are in need of maintenance. A review of the bylaws regarding Aesthetics, the responsibility of maintenance of windows and other modifications will be made prior to addressing with co-owner.

Dolores: Discussion regarding the buildings that have consistently been higher in usage of water. There are a few buildings that have been consistently higher for water usage which increases the bill. The following buildings need to be looked at and try to find the reason for the increase: #15, #18, #43, #57 and #62. The problem that was the cause for a higher water bill for building #7 has been found and repaired. Gerard, Jim

and Rick will visit the other buildings before the next board meeting and see if they can find the reason for the increase in water usage for these buildings. Distributed monthly financial report. Review of expenses and the budget. Reviewed which areas are stretched within the budget and reminder to take inventory of what is needed to be completed this year while staying within the approved budget.
Dolores reminded the board that all invoices submitted need to have an invoice number on them. This is the best practice to ensure that payment of an invoice is not duplicated.

Rick: Cement company is scheduled to finish up the cement projects in October along with the drain on Birch Meadow.
Discussion regarding the issue of water pooling and building up after a heavy rain in front of building #1. It appeared to be corrected until Moravian Road was updated this year. Now it seems to pool water at the other end of the driveways. The board will watch this area when it rains to see if and where the problem is located.
The cement drive directly in front of the units at building #1 is in need of maintenance. The board has been researching for the best solution for this area. Rick is collecting information and quotes from contractors.

Bob: Bob raised the concern regarding the condition of some of the flowers that were planted at the entrance and the warranty that we have for these flowers. Discussion to use ground cover plants around areas in the entrance. Phlox was discussed. They are colorful flowering perennial plants that are also low creeping ground cover. This would be an attractive addition at the front entrance. Day Lillies were also recommended.

ADJOURNMENT
Ed made a motion to adjourn the meeting at 1:45 p.m. Jim 2nd the motion and carried with full support. Next meeting will be Tuesday, October 20, 2026 at 11:00 a.m.