Moravian Meadows Association
Board Meeting
July 14, 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.

Correspondence: Review and discussion of correspondence from co-owners.

Dolores: Discussion regarding the increase of water usage in several buildings. Building # [redacted] issue was found to have a running toilet and was resolved. Jim made a list of buildings that will be visited to look for any reason that may be the cause of the building water usage increase. Gerard made a call to the city this week regarding having the meter checked for Building # [redacted] but they have not returned his call as of today. He will call again this week. Board members have checked inside the units for this building and have not found anything for this increase– it's time to have the city check the meter. The water meter for sprinklers is separate from the meter for the building's usage. There has been an increase in usage for water from the sprinklers. The sprinklers have been set in specific areas to turn on twice each day because of the seeding that was done to the lawns. The second watering will continue until the new grass is established.

Jim: Discussion regarding the work completed by Amezola Tree Service. They removed trees throughout the complex. The tree removal was $12,500 which was very reasonable for the number of trees that were removed. There was a total of 25 trees removed: 19 Pine (one fell from the storm), 2 Decorative, 1 Green Maple, 1 Japanese Maple, and 1 Red Maple. Discussion regarding the different types of trees to be considered to replace them. We need to keep in mind the wet soil that we have in the complex when selecting the trees that will replace the ones that were removed. The board will do research on what type of trees would be the best investment to replace the ones that were removed.

Ed: The repairs to the fence behind building #1 has been taken care of. The work has been completed and the board and co-owners are happy with the work that was done.
Co-owner at building [redacted] has some water concerns. We will investigate why this is still happening after the problem has been addressed by both M&M and Shores Concrete. Gerard will contact M&M to fix the grade in front of the picture window.
Discussion regarding the work and timeline of the trimming of bushes and trees as well as the weeding in the stone areas.

Dolores: Discussion regarding the units that are behind a few months on HOA dues. Dolores has sent letters to the co-owners letting them know that a lien will be placed on the unit if the dues has not been paid.

Rick: Shores Concrete will be out next week to work on completing more projects.

Jim: AWDIS, sprinkler company has been out and the board is very happy with this new company for irrigation.

Bob: As of June 20th, the curbs at the entrance were touched up. On June 24th, the curbs were marked up again with tire marks. Bob asked if the black mailbox can be moved forward a bit so people can easily access the box. The box needs to be adjusted – not the pole.
Discussion regarding the lights on the sign. The reflection creates a glare when turning into the complex. Board members will look at the light fixture and see if an adjustment to the light fixture will help with the glare.
Edging along the entrance and exit is not being done by the landscaping company. They need to edge area which is growing and covering the white curb.
Bob suggested using 18 stones along the boulevard curb be set 13 feet apart. He is recommending to place on both sides of the boulevard for aesthetic purpose as well as deterrent from driving up on the curb and marking the curbs along the boulevard. The rocks will need to be placed directly on the dirt in the stone area up against the curb. Ed will talk to M&M about picking up the rocks for this area.
Discussion regarding the shrubs for the area between the driveways. Gerard said they were ordered May 26. Ed will check with M&M regarding this order.

Pat: Discussion when would the board like the next newsletter to go out. It was decided to have the newsletter sent out once each year when mailing the new budget to the co-owners. The next newsletter will be sent out beginning of January, 2027.
Pat will update the co-owner list that is at the gatehouse.
Discussion regarding having a garage/yard sale in the complex for <u>one weekend</u> during the summer. Recommendation is for two days only and once per year. Parking problems were discussed. We would need to make an Amendment to the By-laws and have a vote by the co-owners. Pat will put this information in the next newsletter that there will be a vote at the Annual Meeting in May, 2027, to see if the co-owners would like to have a **two-day garage/yard sale one time each year**. The date for the annual garage sale would be determined each year by the board. If the majority vote yes for the garage sale, we will make the Amendment and schedule the garage/yard sale. The vote will be available by absentee ballot as well as in person at the Annual Meeting.

Dolores: Distribution and discussion of financial statement for the month of June along with the profit and loss. Some people are still paying the wrong amount for the HOA dues. The required amount is $330/month. Roofing expense for wood replacement was higher than expected this year. There was additional $14,000 for replacement of wood. Hopefully next year the roofs will not need as much wood replaced. Reminder to space out over the year the work that the contractors need to do. This will help with payment of invoices.
Discussion regarding the number of hours billed for the seeding of the lawns in the complex.
Discussion regarding the work assignments for the handymen.

ADJOURNMENT
Ed made a motion to adjourn the meeting at 2:30 p.m. Jim 2nd the motion and carried with full support. Next meeting will be Tuesday, August 18, 2026.