Moravian Meadows Association
Board Meeting
August 18, 2026
11:00 a.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 10:55 a.m.; motion was 2nd by Gerard and carried with all in favor.

Motion: Jim made a motion to purchase a used mini-skid steer. Motion was 2nd by Pat and carried with all in favor.

Motion: Gerard made a motion to award the 2026-27 snow removal contract and 2027 summer landscaping contract to Kuppe's Landscape Service. Dolores 2nd the motion and carried with all in favor.

Ed: Discussion regarding the hill of dirt at the entrance across from the gatehouse. Jim, Gerard and Rick have been transferring the dirt to areas in the complex that need the dirt. This is a slow process and ideas to rent equipment to assist this process was discussed. Renting or purchasing a mini–Skid Steer was discussed. If a used Skid Steer was purchased, it could be sold after the project is complete. This equipment will help speed up the timeline to complete this project and restore the area by the gatehouse. A motion was made and passed to purchase a used mini-skid steer.
Discussion regarding the lawn and the areas that were seeded this summer in efforts to improve the overall health and appearance of the lawn. We will have a change in landscaping companies this coming year and will work with them to improve the overall appearance of our lawn.
There was discussion regarding what the co-owner could do if they want to help improve the appearance of the common area of grass by their unit. Requests will be discussed with the co-owner when a work order is submitted.
Thumb Area is scheduled for spraying the buildings for pest control in spring (May, 2027).

Review of the winter, 2026-27, snow removal quotes from 5 companies.
Discussion regarding what type of ice melt each company would be using for streets, driveways, walkways and entrance porches. Review of references and experience. Two companies included the total price of salt and ice melt in their quote which is where most of the cost is. Paying for the salt/ice melt separate from the snow removal leaves a variable that could be very expensive as we have experienced in past years. One company, put a limit of snow removal for six (6) snow events in their quote. All companies add an extra fee if snow accumulates over 8 inches.

Review of the summer, 2027, landscaping quotes from 3 companies.
Discussion regarding references and experience. Jim and Rick visited one of the complexes that were serviced by one of the companies. They were impressed with what they saw both in front of the buildings as well as behind the units. There will be a discussion with the landscaping company about what can be done to improve the health and appearance of our 40-year-old lawn.

A motion was made and approved to award the snow removal contract for 2026-27 season and the 2027 landscaping contract to Kuppe's Landscape Service.

Gerard: Jim and Gerard continue to look for what could be causing an increase in water usage on specific buildings. When a leak is found, they make sure the co-owner is aware of this finding and that the leak is fixed.

Jim: The sprinkler schedule has returned to its original summer schedule. The valves to the sprinklers will be turned off on Saturday, September 19th. Pat will mail the notification letters to the units that have these valves in their unit.

Dolores: Distributed monthly financial report. Review of expenses and water usage report.

Rick: Shores Concrete is waiting for the township to process the permit before they can begin working on the catch basin.

Bob: There was discussion regarding placement of the large rocks at the entrance.

ADJOURNMENT

Ed made a motion to adjourn the meeting at 1:17 p.m. Jim 2nd the motion and carried with full support. Next meeting will be Tuesday, September 22, 2026.