

Moravian Meadows Association
Board Meeting
January 20, 2026
12:00 p.m.

ATTENDEES

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

CALL TO ORDER

Ed made a motion to open meeting at noon; motion was 2nd by Jim and carried with all in favor.

MOTION: Ed made a motion to nominate Bob Walter to fill the vacancy of Director for the remainder of the current term. Motion was 2nd by Dolores, and carried with all in favor.

Ed: Discussion regarding increase in the price of salt and ice melt.

Discussion regarding feral cats and kittens in the area. A mother cat and 3 kittens were trapped by an animal fostering group. They will be taken care of and rehomed. Thank you to the Co-owner that contacted this group to help save them from the elements. Cats are allowed as pets in our community but they must be indoor pets and abide by the same regulations as dogs.

Ed made a recommendation for the vacant Director position on the board. Over the years, Bob Walter has been helpful around the community with projects including painting the entrance curbs, and fire hydrants. Discussion regarding this recommendation followed by a motion to nominate Bob Walter to fill the vacancy on the Board of Directors. A motion was made to nominate Bob Walter to fill the vacancy of Director on the board. All members agreed and voted for Bob to fill this vacancy.

Discussion regarding one of the buildings that had loose shingles. Ed spotted the problem and called the company. The company was out within the hour to address the situation.

Rick: Discussion regarding the work orders that he has for cement and brick work this year. Discussion regarding the concerns with deliveries from UPS and FedEx. A note will be posted on the door to deliver in the mail slot on the north side of the building when it will fit in the slot.

Jim: Discussion regarding a building that again has higher usage than other buildings. This building has been a problem the past few years. Jim and Gerard have been inside the units over the years to try and locate the source.

Pat: Printing by Johnson located on Cass in Clinton Twp. will be printing the 2026 newsletter. After comparing pricing with other companies, it has been determined that Printing by Johnson is the best choice. We have had good experience with them in the past for printing our newsletters, envelopes, etc.

Pat will secure a date for the Annual Meeting at Infinity Hall in Fraser this year in May. Discussion to move the meeting to a Sunday or Saturday. If the meeting is scheduled for Saturday or Sunday, we will hopefully see a better attendance.

Dolores: Dolores has a copy of the six holidays that Priority Waste observes. These are the **only** holidays that will affect the trash pickup day. Dolores will forward to Pat and she will post this information on the website and on the bulletin board by the gatehouse.

Discussion regarding what is included on the 1099. Product/material and service must be separated when billing on the invoice.

Review of the year-end report along with the Profit & Loss Statement.

CD came due and went into the Money Market Account. Income interest collected for 2025 was \$45,213.

Most of the interest was from the CD but Money Market did well also.

Year-end report along with the Profit & Loss Statement will be posted online and at the gatehouse on the bulletin board.

There were 35 units that sent in the wrong amount for the January HOA dues. Letters were sent out to the Co-owners with reminder of the increase in the HOA effective January payment.

ADJOURNMENT

Ed made a motion to adjourn the meeting at 1:45 p.m. Dolores 2nd the motion and carried with full support. Next meeting scheduled for Tuesday, February 17th at noon.