Moravian Meadows Association
Board Meeting
June 9, 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 Bob and carried with all in favor.

Ed: Dolores read correspondence from a resident that wanted to say thank you and liked the update at the entrance. Ed said the work is not complete and there are additional bushes and ornamental grass that will be added.
Discussion regarding correspondence from a resident, concerning areas of the lawn by his unit. Gerard read the email response he sent to the resident: The sprinklers are scheduled to work in each area on alternating days. This will help with the growth. The plan is to continue with fertilizer and weed killer. We are also putting down some top soil and seed to areas where needed. We will continue to monitor the progress.
Discussion regarding the fence behind unit #1. There was a meeting with M&M to level the fence where needed. Mike from M&M will do the work to level the fenceline.
Roofing company has started their work. The painting company has completed 5 tan buildings and should be finishing up the 6th tan building today.
Shores Concrete is in the complex today starting their work. Landscaping is in today working on trimming the shrubs and ornamental trees.
Discussion regarding having a summer resident picnic. Location would be up front by the entrance. The event would be for a couple hours with entertainment, music and food, and beverages. It was suggested to have the gathering before Labor Day weekend. This will be discussed further at the next meeting.
Discussion regarding a resident that is a licensed contractor and is willing to work on projects that the board needs to have done. This could be a positive and beneficial partnership for the Association. Ed will share the contact information and a meeting will be set up with him for further discussion.
Ed will order a commemorative 4x6 US Flag for the entrance.

Gerard: Gerard ordered the shrubs from M&M for between the driveways where needed. Waiting to hear from Mike when they are available to install them.
Discussion regarding bushes that were installed and the need to complete the area with mulch surrounding the bushes. Review of a few work orders for rocks, bushes, grass seed and stones.

Rick: Dolores said the check was received from the insurance company for the damaged driveways and the funds were deposited into the concrete budget. Rick stated that Shores Concrete has started their work for the season. Rick already has work orders in the file for 2027 concrete/brick projects.

Jim: Discussion regarding JD the Handyman. The contact information should be put on the website along with Mitch's information. Pat will put on the website.
Jim is happy with the work that the new irrigation company (AWIS) has been doing. They are getting a lot of work done and we are also under budget. The sprinkler controllers have been re-programmed to water half the complex on odd number calendar days, and the other half on even number calendar days. This will increase water pressure. Extra time has also been added to each zone. These changes will help improve the lawn thru increased watering.

Bob: Bob asked about posting at the gatehouse and website regarding the landscaping schedule for the summer. Pat will post the schedule.
Ed asked Bob to check the tan buildings that the painter has completed and verify that all the work is complete and to our specifications.
The white paint that Bob painted on the entrance side of the boulevard has a long black tire mark. This mark extends to 46 feet. Discussion regarding how disappointing this is to see after the work, time and money went into the paint project to help beautify the entrance. After Moravian Roadwork is completed, Bob will repaint this area and the entrance curbs for building #1.
Discussion to add a couple more rocks at the entrance on the boulevard and by the gatehouse.

Pat: Discussion regarding the question that was brought up at the Annual Meeting about moldings around windows, doors and door walls that don't match the trim. Ed said that the painting company said they are available for hire if the residents need their trim painted around windows, door or door wall.

Dolores: Dolores reviewed the proper procedure to submit an invoice for payment. There must be two signatures for approval on the sticker that itemizes the purchase (labor or supplies) along with the budget account number. There are extra sheets with these stickers at the gatehouse.
Be sure to submit the invoices the same month that the work is completed or supplies are purchased. This will keep the budget expenditures on schedule.
Building [redacted] has jumped in water usage this past month. We will watch and see what happens next month. If continues, we could ask the Water Department if they would check the meters at this building as well as building [redacted] where we continue to have higher water usage.

ADJOURNMENT
Ed made a motion to adjourn the meeting at 1:17 p.m. Gerard 2nd the motion and carried with full support.
Next meeting will be Tuesday, July 14, 2026.