Moravian Meadows Association
Board Meeting
October 20, 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 11:00 a.m.; motion was 2nd by Gerard and carried with all in favor.

Ed: Discussion regarding the handyman and assignments/hourly rate.

Gerard: Gerard stated there are 13 buildings left that need gutters replaced/work. He will do a physical count to confirm. Gerard will contact the gutter company and get a quote for the 2027 budget.
Board members found the source of a water issue in building #62. We should see an improvement in the water bill next month for this building.

Jim: 90 buckthorn bushes are ordered and should be installed by Weigand's this week along with 5 maple trees. Jim put in work order for handyman to replace/repair wood needed at building #40.

Pat: Dolores gave Pat a copy of the quarterly report to be posted in the display case at the gatehouse.
Discussion regarding road safety for electric bikes in the complex. A letter will be written and sent to the homes of residents that have been observed with e-bikes to review road safety rules that need to be followed.

Dolores: Dolores distributed Profit and Loss statement and monthly financial reports. Reviewed quarterly report (third quarter). Discussion regarding the payment schedule for Kuppe's winter snow removal contract. Summer and winter schedule for payment overlap in April and again in November. We need the payment schedule for preparation of the 2027 budget which we will be preparing next month.

Rick: Priced caulking product that was recommended for repairing cracks in cement. Seems extremely high priced for the amount of product. Rick is still looking for alternative products for cracks.
Discussion and review of products for asphalt bonding agents.
Rick called three companies for quotes for cement work next year, 2027. Waiting for response for quotes.

Bob: Bob will call to get quotes from a few companies to put up our holiday lights. We would like to schedule the gathering and turn on the holiday lights the Sunday before Thanksgiving. After confirmation of the date that the lights will be put up, we will notify the resident of the date and time of the lighting/gathering.

ADJOURNMENT
Gerard made a motion to adjourn the meeting at 12:40 p.m. Jim 2nd the motion and carried with full support.
Next meeting will be Tuesday, November 10, 2026 at 11:00 a.m.