Moravian Meadows Association
Board Meeting
April 15, 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 Dolores and carried with all in favor.

Ed: Work orders discussed. Reminder when you receive a work order to contact co-owner so they are aware that we received the work order and will be addressing their request/concern. Discussion regarding working with a new handyman that could help complete some of the repairs needed. Jim will reach out to see if he is available and what areas he can help with.
Ed will meet with Jake from roofing company next week to review the 16 cement slabs that need replacement from damage when roofing supplies were delivered. Discussion regarding shingle damage and having this addressed by the roofing company. Ed will contact Jake from the roofing company to review the list of buildings that will be completed this year.
Discussion regarding work orders received concerning lawn, sprinkler and possible rust around stack on the roof. Entrance street light has been fixed by DTE.

Gerard: Discussion regarding a unit that has a car stored on the driveway without license plate. A letter will be sent. Discussion regarding property behind buildings 2 & 3 on Palm Meadow. With the growth of brush and trees, we appear to be losing ground behind these buildings. We need to have the area cleaned up and cut back where we can. Jim will put this area on the list for trimming trees this year.

Rick: Discussion regarding work orders for cement projects. Cement projects will be started in a few weeks. Company prefers waiting three more weeks to start projects because of the rain we have been getting.

Jim: A meeting will be set up with Mike from M&M to come up with a plan regarding the fence behind building #1.

Bob: Bob painted the street signs and sprayed the white signs (parking on one side only) black on the backside. Next on the schedule is to repaint the fire hydrants. Bob presented a drawing of the front section where we are planning to improve the appearance of the entrance. We will get quotes for the work on this project. Bob will work on this project along with Gerard, Jim and Rick. Discussion regarding different lighting along the boulevard at the entrance. Lampposts were suggested and discussed.

Pat: Mailing for the Annual Meeting was sent out on April 6th. Everyone received an absentee ballot. Please encourage your neighbors to send in their ballot. This way if something comes up and they are not able to attend; their ballot is submitted and counted toward meeting the requirements for a quorum.

Dolores will pick up the treats for the meeting. Beverages will be available from the hall. Discussion regarding the agenda, raffle tickets, and donations for the raffle. We have 6 people that volunteered to help on the election committee. Ed mentioned that this year is the 40th Anniversary for Moravian Meadows. He will talk about the history of Moravian Meadows and how the property has progressed over the years.

Dolores: Quarterly report was distributed and will be posted on the bulletin board by the gatehouse. March reports were distributed and discussed. Some people are still paying the wrong amount for the monthly HOA dues. We are receiving good interest on our Money Market which is currently 3.35%.

ADJOURNMENT

Ed made a motion to adjourn the meeting at 2:10 p.m. Gerard 2nd the motion and carried with full support. Next meeting scheduled for Thursday, May 14th at noon.