Moravian Meadows Association
Annual Meeting
May 17, 2026
3:00 p.m.

Ed Mroz, President opened the 38th Annual Meeting at 3:04 p.m.

Board members in attendance: Ed Mroz, Gerard Kulka, Jim Dishman, Dolores Hayes, Rick Doyle, Bob Walter, and Patricia Minch.

Ed welcomed everyone and introduced the members of the Board and Michelle Parnell who will be assisting with the question/answer session.

Ed: Ed is President for the Association. Moravian Meadows will be celebrating it's 40th Anniversary this year. Ed thanked the community at Moravian Meadows for their support and the current board members for the work that they are doing. Ten (10) people will go home with more money in their pockets this afternoon. We had donations from five of our vendors/contractors: Ackerman Seamless Gutters, Look Professional Painting, Luca Exteriors LLC, M&M Lawncare, and Shores Concrete Inc.
Lawn: Last year we hired a company that specialized in turf management in hopes that it would improve the lawn but it only seemed to help the weeds grow. We decided to go back with M&M for a new program. There will be 8 or 9 applications for grubs and dandelions. We see some improvements already and I think everyone will be happy with the results by August/September.
HOA Increase, 2026: Some people are asking why the $40 increase in the HOA fee this year. We have not seen an increase for 3 years. We found that the roofs were in need of repair. We saw damage to not just the shingles but the underlayment below the shingles. Some of our roofs needed to replace up to 38 sheets of plywood because of the rotted wood under the shingles.
We looked at doing an Assessment but agreed it was best to raise the dues and manage replacing the roofs within approximately 5 years through the budget.

Gerard: Gerard is Vice President for the Association. You will start to see improvements and work being done at the front entrance. A lot of the dirt and sod you see at the entrance will be used along with seed to help areas of the lawn that need it. The sprinklers should be on shortly. Right now, with our weather, we will wait to turn them on a little longer which will save some money. Please be patient the lawn will take a little time to improve.

Dolores: Dolores has been treasurer since 2017 for the Association. It has taken us time to build the reserve which is allowing us to budget for the roofs that are needed. When Dolores started as treasurer, there was $35,000 in the reserves. Together we have built our reserves to over million dollars. We spent some of that money on the new roofs and other large projects. We did twelve (12) roofs last year and will be doing another twelve (12) roofs this year. We are putting $19,600 each month into the reserves to pay for the roofs and other projects that are needed.
People have asked how to set up "auto-pay" for the monthly dues. Dolores has information on how to set this up on the table for those that are interested in learning how to set this up. This must be done online and set up with your bank.

Pat: Pat has been secretary for the Association for 2 ½ years and appreciate everyone's support over the years. Responsibilities include the Newsletter, updating the website, pet applications, Annual Meeting and Association files. Pat thanked the election committee this year:
Bob and Mary Ponsart, Wade Brooks, Vernita Burrows, Judy Bookwalter, and Michelle Parnell.

Jim: Jim oversees basement and water leaks, tree removal, sump pumps and security lights.
We will be going through and inspect all the security lights in the complex replacing those that are not working and possibly those that we know are having issues.

Rick: Rick oversees the brick and cement projects in the complex. As of now, we have our schedule for 2026 cement work but if you see any cracks or trip hazards, please submit a work order so we can put in the budget for 2027. If you see any bricks that are falling off, submit a work order and we will get on the schedule.

Bob: Bob has been a resident here for 16 years. Bob oversees parts of the landscaping. Bob has painted curbs, steps to the gatehouse, signs and sign posts, and fire hydrants. He has been working on the lighting at the entrance as well as the entrance landscaping project. Our goal is to beautify Moravian Meadows for all of our residents.

Question & Answers:

Replacement of trees that were removed: We will be taking an inventory and replacing ornamental trees as many and as fast as we can.

Tan buildings being painted – scheduled dates? No schedule at this time. We are having 3 buildings worked on and completed at one time. After the 3 buildings are completed, they will start the next 3.
Does this include painting of the garage doors? Garage door – yes. Front entrance door- no.

Why is the Annual Meeting on a Sunday this year? We thought we would try scheduling the meeting on a Sunday to encourage participation. When scheduled during the week, it may discourage those that work later in the day to attend.

Raised gardens are becoming popular, can we have raised gardens on our patio which is not considered a common area? If it's on your patio, this is allowed.

Estate Sale parking issues: Cypress Meadow recently had an estate sale and people were parking on both sides of the street because the no parking signs were not placed all the way down the street. Ed has a conversation with those that are having estate sales and reminds them that if parking becomes a problem with people not following the posted signs, they will be told to shut down the sale for the day.

Sinking drains, especially the one on Birch Meadow: Rick stated the contractor will be out within a week. He was waiting for dryer weather. This is a big project which will take approximately 5 days.

Can lawns be replaced/repaired by landscape materials left from the entrance project: Yes, we plan on using the dirt and sod from the front landscaping project.

Do you replace the rocks when needed around the units? We will add more rocks where needed in areas that are facing the street. Put in your request with a work order stating you are missing rock and would like it replaced.

What is happening with the landscaping at the front entrance? The first impression when you turn into Moravian Meadows is the boulevard. Our sprinkler system was simply making mud because you could not grow grass in it. We stripped top soil off of it and put in stone. Took out the sprinkler system which will save money. All the top soil will be utilized throughout the complex. We are putting in a light system which will make it look nice too. We will still have flowers out front but they will be perineal plants which will not need to be replaced each year.

Which 12 roofs are being done this year and what about those with skylights? The contract for roofs does not include the cost of new skylights. The roofing company will work with the co-owner if they want to have them install new skylights at a reasonable cost. If you are interested in having this done, contact Ed and he will get you in touch with the company.
The roofing contractor is still in the progress of determining which buildings need to be completed this year. They will be doing the roofs that have the most damage first. When the list is completed, it will be made available.

Snow removal: Concerns regarding snow removal. Ed reminded everyone that this was a winter with a lot of blowing snow. The team came back the following day to clear the complex a second time when it was needed. There was also heavy wet snow that required different equipment to be used so they were able to lift the snow for removal. If your driveway has been missed, give Ed a call and he will communicate to the company to return and complete the job.

Are there still going to be flowers planted at the entrance? We are planting perineal plants this year at the entrance. Ed thanked those residents that have been donating flowers and their time to beautify the front entrance each year.

Is there an emergency number to call in case of emergency? Ed said he has no problem with co-owners giving him a call at home as long as it isn't abused. Ed gave his personal home phone number.

How does our procurement process work? And is there a long-term plan for the management of the community? We are a working board and we do need people to step up in the next couple years to replace the members that are getting older and ready to step down from serving on the board. If we cannot manage the property ourselves, we will have no choice but to pay a management company which will cost the residents more money and you will not see the personal touch that you currently have now with this working board.
We accept at least 3 bids to review and determine which contract and company would be best for our community.
Does performance count in the decision-making process or just the price? Performance and reputation are considered.

Question regarding the cement in front of the driveways of unit #1-#4 (located on Moravian Road).
Ed said that he will have it looked at. He checked with a couple black top companies and they all said the size/shape of area does not allow for their equipment to get in and turn as needed to apply the topping. We will need to cement this area.

What is being done with the common area for weeds, stones and mulch? The contract is to weed/roundup twice a year. We will post the schedule at the gatehouse and website.

There are two units located in brown buildings that have a window/door wall with trim that does not match the other windows. Was this approved? Ed stated that the trim around the windows and door walls are required to match the main color of the building or the trim color and the other windows. He asked to have the information sent to him and he will have it looked into.

Questions and concerns regarding Priority Waste. Ed said to call the Township with complaints. They need to know that there is a problem with the company they contracted with for residents' trash and recycling.

Someone mentioned she has mice around her building. What can be done? You can set up traps or call a pest control company. Mice usually come when there is a food source available for them. Take a look around and see if there is anything that they could be eating. Being surrounded by woodland and meadows, we have a lot of animals of all sizes around our homes.

Voting Results: The by-laws require 35% participation for a quorum to be met. **We had a total of 49% participation from the co-owners. <u>The requirements for a quorum were met.</u>**

117 units out of 240 units were represented = 49%
72 units were represented by absentee ballots

Mroz, Ed	100
Kulka, Gerard	102
Dishman, Jim	95
Hayes, Dolores	100
Minch, Pat	98
Doyle, Rick	99
Walter, Bob	95

Raffle: There were ten (10) winners for the raffle. Each winner won $50.

ADJOURNMENT: Meeting was adjourned at 4:30 p.m.