

Moravian Meadows Association
Board Meeting/Fern Hill
December 18, 2023
5:00 p.m.

ATTENDEES

Members In attendance: Ed Mroz, Gerard Kulka, Dolores Hayes, Jim Dishman, Rick Doyle, and Patricia Minch.

CALL TO ORDER

Ed made motion to open meeting at 5:00 p.m., motion was 2nd by Gerard and carried with all in favor.

REPORTS

Ed Mroz: Discussion regarding insurance for the units in the Association. Ed has received multiple responses from insurance companies. Some companies will not give a quote because of the size and age of the buildings. The companies that responded have submitted a quote that is 2 – 3 times the current cost. Current budget is \$37,780 for 2023 and we are receiving quotes as high as \$120,000. Ed will receive another quote this week and will check with a company that Rick has recommended. After all the quotes have been received and reviewed, Ed will put together a letter for the community so they are informed about the final cost and possible increase in the cost of insurance.

Buildings need to be painted and wood replaced. Completion of this project is a priority.

Yardman did three trips for fall clean-up. They did a very thorough job.

Ed asked if Pat would be willing to be trained to do updates on the website as needed.

Gerard Kulka: Reminder that all residents have insured their units with a HO6 policy as required in the by-laws.

Gerard will order the new bulletin board case that will be located on the opposite side of the current case.

Rick Doyle: Discussion on cracks, leveling and sealant options for cement work. Review of different techniques that have worked well in the past. Discussion on brick work that will be taken care of in the spring.

Jim Dishman: Discussion regarding units with higher than usual usage of water which increases the bill. Jim and Gerard will finish looking into these units to see if there are any leaks or other factors that might be attributing to this increase.

Discussion regarding the new stop sign that will be installed on the corner of Birch Meadow and Sycamore.

Pat Minch: Discussion regarding the timeline of preparation for the May annual meeting.

Dolores Hayes: Review of financial report prepared by Dolores. Budget for 2024 will be completed after the numbers for Insurance for the Association have been finalized.

Ed made motion to close meeting. Dolores 2nd the motion and with full support, meeting adjourned at 6:40 p.m.

Next meeting scheduled for Monday, January 15, 2024 at 5:00 p.m.