

Moreland Courts Condominium Association Board Meeting on July 23, 2025

The July 23, 2025, Meeting of the Board of Directors of the Moreland Courts Condominium Association was called to order by President Gordon Wean at 7:00 p.m. and was held remotely on Zoom.

Gordon Wean, Jeff Callahan, Liz Patterson, Scott Fine, Lloyd Owens, William Lang, and Chris Malstead were present. Members of the Management of MCCA present were Paul Stroud, Mildred Brooks, Rhea Elliot, and Larry McHugh.

Residents of Moreland Courts Condominium Association in attendance at some or all of the meeting were Ed Rybka, John Saile, Jessica Schreiber, Sara Wotman, Eric Schreiber, William Schiavone, John Gearity, Mary Louise Hahn, Stacey Lang, Judy Richards, Howard Bender, Ellen Bender, Eric Blake, Sarah Wean, Katalin Voros, Virginia Garcia, Dorothy Lammers, Elizabeth Fehsenfeld, B.J. Miller, Carol Lowenthal, David Beach, Marty Katz, Marjorie Simon, and Lynn Callahan.

Owner Comments

The floor was opened for residents' comments by Mr. Wean. Sara Wotman and Eric Schreiber offered comments and questions.

Minutes

There were no corrections or additions to the Amended Minutes of the previous meeting. Scott Fine moved to adopt the minutes, which was seconded by Jeff Callahan, and unanimously approved.

Real Estate Listings and Sales

Mr. Stroud gave the real estate listings report in which he provided updates on units upon which the sales have closed and the units that remain on the market.

General Manager's Report

The General Manager's Report included a list of annual capital and reserve projects, that are being worked on or about to commence.

Mr. Stroud stated that staffing is relatively stable.

There are three units in collection for arrearages on fees.

He indicated there were five or six serious complaints to the police about a resident.

Treasurer's Report

Mr. Fine was asked to give the Treasurer's Report. Mr. Fine displayed the Profit & Loss Statement and indicated that the Association is basically on budget.

There are three items of concern:

1. The sale of 13609-3A went for about \$53,100 to the unit's lender, which will result in a write-off of about \$63,000 in receivables against a budgeted accounting reserve of \$40,000.
2. On-going litigation accounts for about \$18,000 in receivables but is increasing subject to the outcome of the litigation.
3. Search Committee will be charged \$15,000 this year by the search agency and the remainder percentage of the first year salary next year, which will be charged against next year's budget and will be discussed at the August pre-budget meeting of the Budget and Finance Committee.

Committee Reports

Mr. Fine rested upon what was stated previously in the Treasurer's Report and the report of the Budget & Finance Committee.

The Facilities Report was given by Ed Rybka. In addition to on-going projects, Mr. Rybka highlighted the importance of the Five-Year Capital Project Plan.

Board Liaison Lloyd Owens gave the Resident Experience Committee report. There was nothing to report by the Rules Committee.

The report of the Safety and Security Committee was given by its chair, Jeff Callahan, who stated that the safety consultant had been retained and he was expecting a draft report to assess policies, procedures, staffing, and other items.

Eric Schreiber, chair of the Newsletter Committee, indicated an issue would be put out in early August.

There was nothing new to add by the Reserve Study Committee.

President's Report

Mr. Wean indicated that as a part of his report, Chris Malstead would update the membership on the Search Committee for General Manager. The committee had retained a search consultant, was working on the job description, had held meetings of residents with input which revealed great affection for Moreland Courts, would be issuing a survey to residents.

Correspondence

There was no correspondence of consequence.

Other Business

There was no new or other business.

The meeting was adjourned at 8 p.m. after being so moved by Ms. Patterson, seconded by Mr. Fine, and unanimously voted to do so.

The Board held an Executive Session.

A handwritten signature in black ink, appearing to read "William Lang".

William Lang, Secretary

Paul Stroud, General Manager