

**Moreland Courts Condominium Association
Board Meeting on November 19, 2025**

The November 19, 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 by Zoom.

Gordon Wean, Jeff Callahan, Liz Patterson, Scott Fine, Lloyd Owens, and William Lang 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, Gina Abercrombie-Winstanley, Sara Wotman, John Gearity, Tom Johnston, Janice Williams, Linda Sempliner, Eric Schreiber, Mary Louise Hahn, Virginia Garcia, William Schiavone, Michael Piepenberg, Lissette Piepenberg, Renee Nichols, Mark Wiedenbecker, Katalin Voros, Judy Richards, Carol Lowenthal, John Saile, Jay Blasingame, Benoy Joseph, Stacey Lang, Judy Richards, Sarah Wean, Dorothy Lammers, Elizabeth Fehsenfeld, B.J. Miller, Marty Katz, Thomas Willkomm, Margaret Walton, Jan Devereaux, Jeff Cole, Jim Collins, Jessica Schreiber, Shayan Yousefzai, and Lynn Callahan. Guest Dan Whalen was also present.

Owner Comments

The floor was opened for residents' comments by Mr. Wean.

A question about HOA fee was asked and would be addressed during the meeting. A discussion was had concerning the potential sale of the parking lot behind CVS. A Town Hall will be held on December 4 at 5 p.m. to answer questions and concerns. Developer Dan Whalen explained the proposed project. A motion to form a committee to explore the proposal and take action on the proposal was made by Scott Fine and seconded by Jeff Callahan and passed unanimously.

Minutes

There were no corrections or additions to the 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. It appears that eight units are for sale

General Manager's Report

The General Manager's Report included a review of Mr. Stroud's tenure at Moreland Courts, the improvements that have been made in the quality of life and financial aspects of the Association. A list of annual capital and reserve projects, that are being worked on or about to commence was discussed. There were two hires, one valet and one housekeeping position. Otherwise, staffing is relatively stable except for the valet position.

There are three units in collection for arrearages on fees. Two liens have been filed for delinquent maintenance fees, and a foreclosure is being filed.

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 has a favorable variance to expenses of about \$15,000 with lower gas costs and lower wages. The Association is on track to spend within its means with the Capital Fund and Reserve Fund budgets. Receivables include three units in arrears, one of which was rented and on a payment plan and one unit the same as has previously occurred. There was a \$21,000 loss through bankruptcy on the unit for the year that was foreclosed upon and sold at Sheriff's sale. It was a \$30,000 write-off last year on that unit.

Committee Reports

The Budget & Finance Committee went through three drafts of the budget for 2026. Draft 1 had a 7.8% increase in fees and a one-time assessment was considered, but the management was able to reduce the increase to 4.9% in Draft 2 and 3.9% in Draft 3 without the need for an assessment. Lloyd Owens moved to adopt the budget, Mr. Lang seconded, and the Board adopted it by unanimous vote.

The Facilities Report was given by Ed Rybka. The Association paid out about \$200,000 to do repairs. Work for 2026 was discussed at the last two committee meetings.

Lloyd Owens gave the Resident Experience Committee report — he reviewed the mission of the committee, that is, orientation for new residents and enhancing the enjoyment of Moreland Courts. He reviewed the events that have occurred throughout the year.

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 the safety consultant recommended replacement of the video system and addition of more cameras around the property.

The Newsletter Committee, by Eric Schreiber, indicated a new edition would come out in December and welcomes input.

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

President's Report

Mr. Wean indicated that the Search Committee would update the residents, and the journey was coming to an end. The number of candidates was pared down from 200 to 20 to 10, then 5, and finally 3, who will be interviewed by the Board. And whittled it down to three.

Correspondence

There was no correspondence of consequence.

Other Business

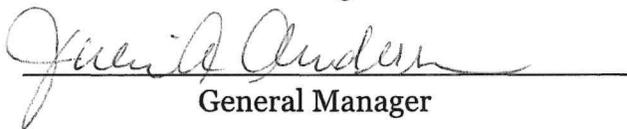
There was no new or other business.

The meeting was adjourned at 8:29 p.m. after being so moved by Mr. Fine, seconded by Mr. Owens, and unanimously voted to do so.

The Board held an Executive Session.



William Lang, Secretary



General Manager

