

**Moreland Courts Condominium Association  
Board Meeting on January 28, 2026**

The January 28, 2026, 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, William Lang, Lloyd Owens, and Chris Malstead were present. Members of the Management of MCCA present were Julie Anderson, Mildred Brooks, Rhea Elliot, and Larry McHugh.

Residents of Moreland Courts Condominium Association in attendance at some or all of the meeting were Jessica Schreiber, Jeff Cole, Sarah Wean, Angela Bragg, Janice Williams, Terri Hamilton, Leslie Dunn, Jan Devereaux, Mary Louise Hahn, Carol Lowenthal, William Schiavone, Doug Honig, Virginia Garcia, Ed Rybka, Sue Josphe, Benoy Joseph, Kathleen Hickman, John Gearity, Eric Schreiber, Jon Miller, Nancy Hildebrand, Sara Wotman, Renee Nichols, Jim Collins, Benoy Joseph, Stacey Lang, Dorothy Lammers, Elizabeth Fehsenfeld, B.J. Miller, Marty Katz, and Lynn Callahan. Dominique Litmath was also present.

*Owner Comments*

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

*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.

*General Manager's Report*

Julie Anderson was welcomed as the new General Manager. She reports that she is settling into the role, has met with various team members, appreciates the introduction she is getting to Moreland Courts and will be meeting with staff and residents to introduce herself and discuss concerns.

*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 on the expense side, but under the expected amounts for income. There was significant cash in reserve and operations so that \$60,000 loss for the year would be covered, which was the result

of the write-off of maintenance fees on the unit that was foreclosed upon and litigation expenses.

Auditors will be examining the books in the coming weeks.

#### *Committee Reports*

The Budget & Finance Committee will be getting started earlier to do its work on the 2027 budget.

The Search Committee concluded its mission by being able to provide candidates to fill the position of General Manager and the input of the residents guided the committee with their priorities for the position. Mr. Malstead indicated that the input of the community was excellent. Ms. Litmath thanks the Board for the opportunity to assist in the placement.

The Development Committee will be comprised of Gordon Wean, Jeff Callahan, Scott Fine, Ed Rybka, and Steve Litt. The result of the voting upon the potential sale of the parking lot, that is, the change in the Declaration to modify the legal description by elimination of the area popularly known as the CVS parking lot from the description, was announced. 80.98% of the voting shares were in favor, 8.69% were against, and 10.33% did not vote. Having 75% or more affirmative, the measure passed. It was proposed that the Committee be authorized to negotiate the terms and conditions of the sale and employ counsel to do so. Scott Fine introduced the proposition, and it was seconded by Jeff Callahan, and passed unanimously.

The Nominating Committee, chaired by Benoy Joseph, and also consisting of Lee Poseidon, Franklin Hickman, Carol Lowenthal, and Julie Anderson, invited nominations for three open Board positions with a deadline of February 10, whereupon the committee will interview candidates and make its recommendation.

The Facilities Report was given by Ed Rybka. He indicated that the Committee took a break in meeting and will start on the agenda for 2026 at the next meeting.

Lloyd Ownes gave the Resident Experience Committee report — announcing the Valentine's Day Event, a tour of Morgan Conservatory, recapped past events, thanked Jessica Schreiber for her service on the Committee, and solicited volunteers for the openings on the Committee.

Jan Devereaux reported that the Rules Committee met in November to discuss the Condo Rental Policy, outlined the policy, and concluded there was no need for any change in the Declaration or By-laws, but will re-format the rule for clarity.

The report of the Safety and Security Committee was given by its chair, Jeff Callahan, who stated the safety consultant recommended upgrades of the camera and surveillance systems and had a demonstration of a more modern system. The Committee will review and make recommendations.

Eris Schreiber gave a report of the Newsletter Committee, indicating that a new issue will be published in ten to fourteen days.

There was nothing new to add by the Reserve Study Committee, but work would commence with the Spring thaw.

*President's Report*

Mr. Wean thanked the community for its attention to the voting on the parking lot sale and that it was approved and negotiations would move forward. He was pleased to introduce the new General Manager and believed that the Board did a very good job in the hiring process.

*Correspondence*

There was correspondence received just before the meeting concerning the vote on the sale of the parking lot with an opinion that the Board was not transparent.

*Other Business*

There was no new or other business.

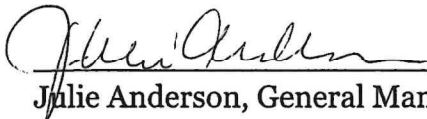
The meeting was adjourned at 7:57 p.m. after being so moved by Mr. Fine, seconded by Ms. Patterson, and unanimously voted to do so.

The Board held an Executive Session.



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William Lang, Secretary



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Julie Anderson, General Manager

