

MCCA Board Meeting minutes, Sept.25, 2024

Call to order and determination of quorum: The September 2024 regular meeting of the Moreland Courts Condominium Association Board of Directors was held remotely via Zoom on Wednesday, September 25, 2024. In attendance were President Gordon Wean, Vice President Jessica Schreiber, Treasurer Scott Fine, Secretary Kathleen Hickman, and Directors Bill Lang and Lloyd Owens.

Representing management were General Manager Paul Stroud, Operations Manager Tiara Smith, Maintenance Head Larry McHugh, Housekeeping Lead Rhea Elliot, and Security Head Karl Batson.

Observing the meeting, via Zoom, were residents Lynn and Jeff Callahan, Jim Collins, Jan Devereaux, Virginia Garcia, M.L. Hahn, Les and Lee Jacobs, Benoy Joseph, Dorothy Lammers, Stacy Lang, Carol Lowenthal, B.J. Miller, Jon Miller, John Saile, Eric Schreiber, Nancy Shanes, Sarah Wean, and Sara Wotman.

Noting a quorum present, President Wean called the meeting to order at 7:00 pm.

Owners' comments:

Jim Collins voiced his concerns about climate change issues. He note the CHALK neighborhood has an initiative to plant pollinator-friendly gardens, and suggests Moreland Courts should do so too.

Dorothy Lammers said she notices employees often using cell phones, and wonders if this should be a concern for management.

Lynn Callahan said cell phone use is a normal part of modern life. She also is concerned about environmental matters and noticed Shaker Towers (across the street) has a collection bin for recycling food waste (Rustbelt Riders), and wonders if that should be available at Moreland Courts.

[Manager Paul Stroud responded that several groups of MCCA staff use cell phones to coordinate work tasks, but he will also check for excessive other use.]

Sara Wotman asked about measures to deal with power outages.

[Paul Stroud responded that there would be information forthcoming later in the meeting.]

Mebby Brown had prepared a video message about Moreland Courts receiving recognition from the city of Shaker Heights for historic preservation landscaping at the garden around the Point Building. Due to technical difficulties, the audio was not accessible, so Paul Stroud summarized her message, to be sent out later to all residents. A letter and plaque were presented earlier at a ceremony in Shaker Heights.

Approval of minutes: Minutes of the July Board meeting were approved without corrections.

Management Report:

Paul Stroud said there are currently three properties on the market, two of them under contract. The recent trend of low turnover and fairly rapid sales continues. He expects several units to be offered for sale in the next quarter.

Reflecting on his ten years as General Manager, Paul Stroud noted the significant changes he has witnessed (and implemented) and that the price per square foot for Moreland Courts units at sale has gone from under \$30 in several cases to over \$130/sq.ft. on average, with current levels reaching \$165/sq.ft. and time on the market short. Having over the decade addressed much-needed repairs and replacement, the Association can now focus on maintenance and improvements. Later in the meeting, a new version of the reserve study will be presented, anticipating capital needs in the short and long time frames.

Concerning measures to insulate Moreland Courts from the effects of power outages, he said there will a report forthcoming about negotiations to shift portions of the electricity supply to the more reliable circuit 3, underground and less susceptible to storm damage. Placing hot water tanks and pumps on that circuit, enabling charging stations to be placed in each building, and establishing emergency refrigeration capabilities are among the goals.

There are three units subject to liens, and one of them is to be offered at Sheriff's sale on Sept.30. Mr. Stroud is confident Moreland Courts will be able to recover fees that are due it. A second unit under lien is moving through the process more slowly, due to owner's declaration of bankruptcy; the third unit is making progress on a payment plan, but the lien will remain in place until arrears have been paid.

He reported on completed and on-going capital projects, including boiler repair which should be completed before heating season starts, and masonry work beginning in October.

Manager Stroud welcomed Brionna Seldon, the new administrative assistant and receptionist.

Treasurer's Report:

Treasurer Scott Fine reported the budget is on track overall to end the year with a surplus probably in the \$20,000-30,000 range. The annual budget for MCCA is over \$3 million, so the presence of a small surplus (as a percentage of the budget) is a good situation. Any surplus present at the end of the year have been and will be transferred to the capital reserve fund, to be available for capital projects.[Financial records are available, in detail, to all owners.]

Committee Reports

Budget and Finance Committee: (Scott Fine reporting) The committee has held its first, lengthy, meeting concerning the 2025 budget. Thanks to Paul Stroud and Comptroller Mildred Brooks to detailed worksheets and support. Preliminary examinations suggest a modest increase in HOA will be needed to meet expenses. Possibilities for areas of cost savings are being explored and several additional meetings have been scheduled.

Facilities Committee: (Board liaison Lloyd Owens reporting) The committee has met several times and is waiting for cost estimates on energy projects. There will be a comprehensive property tour for committee members to assess condition and to aid in priority setting for future projects. Board member Kathleen Hickman expressed concern that long term planning vis a vis new technologies is difficult. Jessica Schreiber suggested establishing a facilities sub-committee to study and seek out useful technologies to support sustainability.

Resident Experience: (Board liaison Bill Lang reporting) The committee met earlier in the month to plan an author event in the Gallery on Oct. 1 and a happy hour gathering also in the Gallery Oct.25. Monday “Coffee and Conversation” gatherings continue. Residents who wish to have their names added to the email notice list should alert reception.

Rules Committee: (Chair Jan Devereaux reporting) The committee recommended a wording change to the smoke rule, for clarification. Kathleen Hickman moved, and Jessica Schreiber seconded adopting the following rule:

Per Ohio law, smoking is prohibited in any interior Common Elements. At Moreland Courts that prohibition is extended to prohibit smoke from escaping a condominium unit into the Common Elements or into a neighboring unit.

The motion passed unanimously.

Ms. Devereaux noted the problem has been present for many years, with efforts by management and residents to use filtration and monitoring equipment, with not altogether satisfactory results. There is a need for outside advice on how to provide scientifically reliable and legally defensible data, if it should be necessary to impose policy enforcement assessments in future.

Newsletter Committee: (Chair/Editor Eric Schreiber reporting) The next issue can be expected in the first half of October. Submissions are welcomed, though publication is not guaranteed.

Reserve Study Committee: (Scott Fine reporting) The Reserve Study is a document (legally required in Ohio) that attempts to foresee and estimate costs for repair and replacement of infrastructure and other systems. The document is reviewed and brought up to date every

three years, involving management, owner committee members, and an outside consulting engineer. The current process began almost 6 months ago and has involved an extensive examination of the facilities. The committee offers a spreadsheet with the results and asks for Board acceptance and approval of authorization for the committee to complete the narrative report. Jessica Schreiber moved, Bill Lang seconded, and the Board approved unanimously.

President's Report: President Gordon Wean noted the most recent security incident, apparently an attempt at intrusion at the Point Building at 4am a few weeks ago. It was unsuccessful, but suggested to the executive committee the wisdom of reforming the Safety and Security committee to oversee safety and security measures and systems. Jessica Schreiber moved and Lloyd Owens seconded the following resolution:

Be it resolved the MCCA Board of Directors re-establishes a Safety and Security Committee, the purpose of which is to promote a safe and secure environment for residents, staff, and visitors at Moreland Courts, to review security and safety responsibilities and concerns, and to make recommendations to management and the Board of Directors for policy and/or rule changes.

The Board appoints the following Moreland Courts residents to serve on the committee for the 2024-2025 term: Jeff Callahan, Chris Malstead (Board liaison), Liz Patterson, Lee Poseidon, Pete Richards and Nancy Weinberger-Honig, as well as General Manager Paul Stroud and Security Chief Karl Batson.

The Board approved unanimously.

Seeing no other business for the public portion of the meeting, President Wean adjourned at 8:25pm. The Board continued meeting in executive session until 9:40pm.