

COMMUNITY MEETING MINUTES

MOBILE MANOR INC.
COMMUNITY MEETING
JANUARY 6, 2022

CALL TO ORDER: 2:30PM BY PRESIDENT PAUL LACOURSE

STAND FOR PLEDGE OF ALLEGIANCE AND INVOCATION

ROLL CALL: BOARD MEMBERS PRESENT, INCLUDING: PAUL LACOURSE- PRESIDENT, NANCY MCGRATH - VP, LINDA WOTHERSPOON - TREASURER, BILL WOTHERSPOON - DIRECTOR, RAY KUROWSKI - DIRECTOR, CHARLES MORRIS - DIRECTOR, DAVE FIELD - DIRECTOR, CHARLENE WOMAK-DIRECTOR

SECRETARY'S REPORT: MINUTES OF OLD NEWS FROM DECEMBER 22, 2021

TREASURER'S REPORT: MOBILE MANOR INC. -	\$20,543.24
MOBILE MANOR WATER -	\$21,991.63
MOBILE MANOR SAVINGS -	\$14,058.43
MOBILE MANOR SOCIAL CLUB \$	3,258.63

MOTION TO ACCEPT SECRETARY'S, TREASURER'S REPORT AND BUDGET PASSED AND SECONDED APPROVED - ALL IN FAVOR

MOBILE MANOR INSURANCE LIABILITY BILL DUE:	\$10,0000
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CURRENT PAYING MEMBERS: 129	\$43,344.00
CURRENT NON-PAYING MEMBERS: 183	-\$61,488.00

MAINTENANCE FEE OF \$336 PER MEMBER PER YEAR WOULD EQUAL TO \$104,822.00

BUDGET REPORTS: TOTAL INCOME: \$66,293.00 (INCLUDED BUT NOT LIMITED TO: MOBILE MANOR MAINTENANCE, OFFICE SERVICES, STREET LIGHTS)
PROPOSED BUDGET FOR 2022 IS \$66,630.00 SMALL DIFFERENCE OF \$500 FOR MISC. MAINTENANCE. CHANGES IN THE GROUNDS MAINTENANCE, PEST CONTROL, INSURANCE, ETC.

LETTERS OF NEWSLETTER ARE GOING OUT JAN. 7, 2022: REGARDING ROAD OWNERSHIP WATER BILLS GOING OUT EVERY-OTHER MONTH ALONG WITH NEWSLETTERS

LETTER OF DECEMBER 17, 2021 - ALLEGATIONS THAT HAVE BEEN MADE AND A RESPONSE WILL BE GIVEN. WILL BE DISCUSSED AT THE NEXT BOARD MEETING

COMMUNITY MEMBER DAN - QUESTION ABOUT OWNING MIDDLE OF STREET

1. MOBILE MANOR DOES NOT HAVE ANY RIGHT OR PERPETUAL PRIVILEGE.
2. ALL RESIDENTS HAVE PERPETUAL ACCESS EASEMENT RIGHTS

SOCIAL EVENT - PAUL LACOURSE TAKING OVER UNTIL WE GET ANOTHER VOLUNTEER
COFFEE AND DONUTS ON SATURDAYS AND BINGO - VOLUNTEERS
NEEDED

NEW YEARS EVE PARTY - CHARLENE WOMAK - WAS A SUCCESS - 30 IN ATTENDANCE
WITH A SMALL PROFIT OF \$31.00

CHRISTMAS EVE PARADE - MELODY FIGHTMASTER, IT WAS A SUCCESS AND EVERYONE
HAD A GREAT TIME

SHUFFLEBOARD COURTS - VANDALISM TO THE COURTS AND IN NEED OF MORE CLEAN UP

COMMUNITY SHED - CHARLENE WOMAK AND CREW, WE CLEANED OUT ALL 3 SHEDS AND
NOW WE HAVE MORE ROOM. WE HAVE BEEN FINDING THINGS OF USE AND WE ARE NOW
GOING TO KEEP AN INVENTORY OF WHAT WE HAVE

ROOF OVER CANS - CHARLES MORRIS - ON-GOING RESEARCH AND WILL BE LATER
DISCUSSED

NEW STREET SIGNS - WE PAID A LITTLE OVER \$400 FOR COMPLETION, SOME SIGNS STILL
NEED TO GO UP WITH OWNERS PERMISSION

MAJOR DAMAGE ON THE POST ON EAST SIDE ENTRANCE SIGN - BROKE CEMENT AT THE
BASE, IS NOW FIXED

LIGHTING ON WEST ENTRANCE - DISCOVERED SOME ELECTRIC SURGE THAT KILLED THE
LIGHTS - JOHN HORAN RE-INSTALLED LIGHTS AT ENTRANCE

CHARLENE LOOKING INTO NEW INSURANCE AND OLD CLAIM ON OUR CLUBHOUSE
NOTHING HAS BEEN DONE PROPERLY BY ADJUSTER
TALKING WITH LAWYER REGARDING THE POSSIBLE MOLD WE HAVE IN THE CLUBHOUSE
AND WILL COST MOBILE MANOR NOTHING, BUT WILL TAKE SOME TIME

SAFETY COMMITTEE - RAY KUROWSKI, NOTHING HAS CHANGED. JUST A NOTE TO BE
CAREFUL RIDING YOUR GOLF CARTS AND BIKE'S

MELODY FIGHTMASTER TAKING OVER THE MEDICAL EQUIPMENT AND SHED KEY

PAUL FAULK COMMUNITY MEMBER REGARDING NEIGHBORHOOD WATCH PROGRAM
AND/ OR PLACE CAMERA AT ENTRANCE FOR MORE SECURITY
FURTHER DISCUSSION WILL BE ADDRESSED

MOBILE MANOR WATER - BILL WOTHERSPOON - TALKED WITH OUR TECHNICAL SPECIALIST, MORE UPDATES TO FOLLOW

HOW MUCH IS GOING TO COST PER PERSON ? NO MORE THAN WHAT EACH PROPERTY OWNER IS PAYING NOW

ARE FIRE HYDRANTS GOING TO BE INSTALLED ALONG WITH OUR NEW WATER LINES

WE ARE LOOKING CLOSER AT MARCH OR APRIL BEFORE WE CAN GET THIS STARTED, STILL HURDLES TO GET THROUGH

ADJOURNMENT: MEETING WAS ADJOURNED AT 3:45PM