

Mill Creek HOA
Meeting Agenda
Tuesday, June 10, 2014
7:00 P.M. – 1291 Timberbranch Court

- I. Convene meeting
- II. Approval of May minutes - approved
- III. Treasurer's report -

Non-profit tax status requires that at least 90% of the association's expenses for the tax year must consist of expenses to "acquire, build, manage, maintain, or care for its property." Due to expenses from block parties we did not qualify for that tax status in years past. Unfortunately we do not have records for several years prior to 2004, which complicates matters. We probably need a tax person to assist in completing the past tax returns. We do have documentation of our expenses; we might have to pay taxes on the assessments received. 2001-2003; Also need to take a loss for what was stolen. The 1120 form needs to be completed. Suggest that we pay the accountants to complete a review of the financial records.

The Board recommends that the Treasurer meet with the accountants to review our materials and assist in filing tax returns.

Need to identify replacement Treasurer. Brian will ask Neil if he will serve as Treasurer.

The accountant checks the mailbox, and sends non-financial related items to Sharon for distribution to appropriate board member. These will need to be sent to the President or Vice President.

- IV. Committee Reports

- A. Election Committee – report provided by Committee

- B. Architectural Review Committee [ARC] –

- Brian is writing an article to solicit additional ARC members

- FAQ – start list, shingles;

- C. Common Grounds Committee [CGC] –

- Discussion of proceeding with removal of the piles of brush, and asking whether we can ask Davis to remove the piles. Brian will contact them [Sharon to send info to Brian]

- V. Homeowners' issues/comments/concerns
 - A. 155 Mill Creek – the pickup-trailer combo parked along the road for several weeks. It's clearly a commercial vehicle. However the question is whether this is a clear covenant violation {Discussion}
 - B. 1324 Gristmill Dr – A black Volvo with out of date registration (12-18 months out of date?) has been parked In the gravel area above the house for a long time. (The covenants say that all vehicles parked must have current registration.) Letter needs to be sent to homeowners.
 - C. Develop complaint form and process for homeowners

- VI. Old/ongoing business:
 - A. none

- VII. New business
 - A. Establish bylaws revisions working group. Brian Lewis, Larry Jacksina & Jim Aitken proposed as members.
 - B. Each Board member needs to write a brief intro to help homeowners know who is on their Board.
 - C. Management of Website

- VIII. Set date for next Board meeting August 12th - Aitken home

- IX. Adjournment – 8:07 p.m.