

Mill Creek HOA
Board Meeting Agenda
Tuesday, November 14, 2023, 7:30 pm
via Zoom

Anne Golladay, Adele Plunkett, Jim Aitken, Naomi Aitken, Blair Carter, Rob Finley

1) Convene 7:33

a) Approval of [October Minutes](#) *Motion to approve, second and approved.*

2) Committee Reports

a) Architectural Review

Mostly quiet, except for mailbox paint.

Contact information of someone who can make mailboxes. He said he would like to do several in order to have everything cut in right dimensions efficiently. Plans are on website.

b) Common Grounds *no report*

c) Nature *no report*

3) Treasurer's Report (*Jim*)

some extra budget for trees and nature committee for this year, currently.

total ~\$13k underspent, plus some extra revenue (~\$3k) from cash flow.

4) Office Assistant's Report

a) Status of Dues

4) Old Business

a) Easement update

Rob sent the most recent version, according to the meetings and negotiations of the Easement Committee. To date, we seem to have accomplished most of our objectives. Any comments on additions needed?

Blair has some attorney advice about certain details.

We discussed the outcome of the Southern Parkway ROW.

b) Discussion of next steps for Board review/walk of trail

Rob has a 100' tape and bundle of wood pegs to envision 40' space. This would help understand what would be impacted, including trees, etc.

Tentatively 1 pm on Saturday November 18 (Rob will email to coordinate)

c) Picnic summary - Anne

Seemed like a great event! Right within budget.

It would be helpful to have a porta-john next year, so maybe we could raise dues for this reason.

5) New Business

a) Dues for 2024

Last time we raised dues was 2017.

It seems that we are recently in a case of having underspent on budget.

Do we really want to increase the dues?

Raising dues by 10% increases only by about \$2300

In 2023 we had planned to budget more than our income, but we didn't end up spending it.

Do we need to do something about the bamboo issue? Could be \$20k.

Storms would create something we have to deal with no matter what we have budgeted...

Let's assign some tasks to inquire about specific costs that we think we might incur in the future (especially the sidewalk)

Another cost we might incur would be an attorney to review easement.

Could consider a shed on common area to store shared HOA items.

*Finally, a motion is made to raise dues by just less than 10%, which is equal to \$11. **New dues will be \$123.** All in favor, and it passes 5 to 0.*

b) Managing and tracking inquiries - Adele

Draft communication with neighbors:

https://docs.google.com/document/d/16KdH9_6l1lh6VqajTNFStrgzKkB5-LvOVIrRayV7jnk/edit

Spreadsheet:

<https://docs.google.com/spreadsheets/d/1akgCOPAKNwR6UV57WaP4JFZC8tH5ysohKI9hU8qAPt4/edit#gid=0>

c) Holiday caroling

Planning from Linde, Lisa H. is coordinating this with Linde.

6) Next Board Meeting

a) Proposed: Tuesday, December 19, 2023, 7:30 pm

Most can make it, Adele will confirm (or maybe suggest another day that week)

7) Adjournment 8:26