

Mill Creek HOA
Board Meeting
Tuesday, November 16, 2021 7:00 pm
via Zoom

Present: Rob, Jim, Naomi, Dan, Carmen (at 7:08)

1. Convene at 7:03 pm
2. Approval of Minutes

Rob: Formal motion to deferred the approval until a future meeting

Jim: Second

Passed unanimously

3. Treasurer's Report

Jim has sent the treasurer's report by email

Discussion about raising the dues, on the basis of the budget. We are \$1349 over budget on tree-work, which implies we should increase the tree-work budget to about \$3000; the party cost \$2000. Even if we budget some more, we don't seem to need to increase dues. We have \$93,000 in the bank (\$20,000 is reserved for sidewalk repair). If we get closer to ~\$50,000, then we can consider raising dues.

Rob: Formal motion that dues for 2022 remain at the current level (\$112/residence)

Dan: Second

Passed unanimously

Note that we may run a deficit for a few years

4. Committee Reports

- a. Architectural Review

1291 Gristmill Drive: privacy fence approved; fence goes in front of the line of the house, is warranted given the layout of the property and the fire road

1271 Quail Crossing: fence approved

A few houses have needed mailbox paint, may need to go buy more (in Spring.)

Rob talked with a craftsman at IX market who may be able to fix mailboxes. Cost may be \$250-\$275 (maybe up to \$300). Waiting to hear back.

b. Common Grounds

Dan: Workday a couple of Saturdays ago at the bottom of Mill Creek Drive to remove ivy from trees. About 10 people helped.

Plan for HOA board to post the signs in the Biscuit Run easement land, proposed in a few weeks. Rob has the plats. County GIS webpage will also be helpful.

5. Office Manager's Report

a. Status of Dues:

Carmen: made a deposit that caught up 4 people on dues, and 3 months of restitution payments. There are still several (4-5) that have not paid for 2021.

Carmen will check out if anyone is still delinquent on 2020 dues, and send an update by email to board members.

6. New Business

a. Homeowner issues/comments/concerns

Christmas parade in planning process for December, will send an email with the date. Adele & Lisa H. are the contacts for this.

Carmen: asked about newsletters, likely to mail on December 31 in order to be sent January 2. Jim will ask Brian for some photos, and Jim volunteers to print (color on back and front). Rob will circulate a draft. Needed before Christmas because Carmen will be out of town.

7. Next Board Meeting

a. meeting needed in December?

*Jim will send out financials to the board regardless. Next meeting planned for **January 18 at 7:30 pm.***

8. Adjournment: 7:41 pm