

Mill Creek HOA

Tuesday, January 16, 2024

7:30 p.m. Via Zoom

Present: Rob Finley, Dan Heuchert, Jim Aitken, Naomi Aitken
Carmen Trimble, Blair Carter, Anne Golladay

Convene: 7:31 p.m.

a. December minutes approved

Treasurer's Report: (Jim)

a. Deferred to the February meeting

Common Grounds: (Dan)

a. It was brought up that while section 6.03. Easements states that the Association has the right to grant easements for public utility purposes... perhaps "recreational purposes" needs to be added. Since this is a bylaw and not a covenant this could be accomplished through a majority vote of the board. There was some discussion regarding this and Dan and Rob will look into this further.

*b. Another item-(Article V, Section 4) The Association by **normal corporate action** may convey and grant any easements in addition to those shown on the recorded subdivision plats, so long as such easements do not cross any buildings on any lot. The question was raised "what is normal corporate action"? Blair will research.*

Architectural Review: (Naomi)

a. Sunroom roof at 1420 Graystone initially shingled, leaked. Contractor stated that the slope of the roof was not tall enough for the shingles to prevent leakage. Board approved use of a metal roof for the sunroom.

b. 1384 Gristmill requesting a Sherwin Williams color not previously listed as an approved Mill Creek Color. There are two other homes currently painted with this color. This does fit with the Mill Creek color scheme as it is similar to the "Bark Brown" approved color.

Approval granted and Naomi will obtain the name and formula number of this color and add it to the approved siding colors.

c. Mailbox redesign was moved for discussion at the February meeting.

Office Assistant's Report: *(Carmen)*

a. As of this meeting, 96 homeowners have sent in their dues which is about half.

b. Restitution check of \$679.80 received.

New Business: *No new business at this time.*

Old Business:

a. Biscuit Run Greenway community meeting with residents and county officials to be held Thursday, February 1, 2024 at Monticello High School Auditorium from 5:30-7:30 p.m. Homeowners are encouraged to attend as this will be not only an informational session but also an opportunity to have your questions and concerns addressed.

Next Board Meeting: *February 20, 2024 at 7:30 p.m.*

Adjournment: *7:59 p.m.*