

Mill Creek HOA

Board Meeting Minutes

Wednesday, December 14, 2015

Attendees: Brian Lewis, Naomi Aitken, Jim Aitken, and Carmen Trimble

- I. The meeting was convened at 7:02 PM,
- II. Minutes for October 2015 were approved.
- III. Treasurer's report
 - A. Jim Aitken presented the bank statement and it was approved.
 - B. Several stale checks have been identified and will be re-issued.
 - C. The 2016 budget was discussed and approved unanimously.
 - D. 2016 dues will remain at \$102.00 per year.
- IV. Committee reports
 - A. Architectural Review Committee
 1. A fence for 104 Mill Creek Court will be approved upon finalization of the sale of the home.
 2. A proposal for a new skylight and shingle replacement was approved for 57 Mill Creek Drive.
 3. A proposal for an addition at 1333 Gristmill was approved.
 4. New shingles were approved for 112 Mill Creek Drive.
 5. 1268 Timberbranch submitted a proposal for new windows. This was approved.
 - B. Common Grounds Committee: Nothing to report.
 - C. Election Committee.

Nominees for the HOA board are needed. All current members of the board will be stepping down in April when their terms expire.
- V. Homeowners' issues/comments/concerns

Addeane Calleigh submitted a request to install lighting for the free library. The request was approved with the understanding that the free library committee will maintain it.
- VI. Old/ongoing business
 - A. Status of dues payments: three properties have open balances.
 - B. The board reviewed the HOA emails to confirm that all had been addressed.
 - C. The Homeowner Disclosure Packet log was reviewed and is current.
 - D. The 2016 dues notice was reviewed; notices will be sent out by January 1st.

- VII. New business
 - A. Carmen Trimble will begin compiling a business contact list for HOA matters.
 - B. Archiving of HOA records is ongoing.
 - C. Brian Lewis will consult with Emily Kilroy regarding the repair or removal of the barrier at the end of Flagstone Terrace, across from Gristmill.
 - D. The board would like to consider speed control options such as speed humps, signage, and the purchase of a radar sign.

- VIII. Next Board Meeting: January 13th at 7:00 PM, at the Monticello Fire & Rescue community meeting room.

- IX. The meeting was adjourned at 7:56 PM.