

Mill Creek HOA

Board Meeting Minutes

Tuesday, November 14, 2017
Finley Residence

Attendees: Rob Finley, David Golladay, Ben Whitmer, Nancy Costanza, John Costanza, and Carmen Trimble

- I. General
 - A. The meeting was convened at 7:02 PM by David Golladay, President.
 - B. The October board meeting minutes were reviewed and approved.
 - C. The next meeting will be December 12th, 7 PM, location to be determined.

- II. Treasurer's Report
 - A. Ben Whitmer, Treasurer, presented the Treasurer's report, and it was approved.
 - B. Association Specialist was contacted regarding their property management services and fees. For them to handle the HOA's administrative and financial matters would cost about \$1,700 per month plus any direct costs.
 - C. Ben Whitmer presented a brief overview of anticipated 2018 expenses. He will prepare several budget options for the Board to consider, including dues rate options and potential cost saving options for administrative and financial management expenses. Formalization of the budget will take place at the December meeting.

- III. 2018 Board Election
 - A. Following an email announcement seeking volunteers to run for the 2018 Board of Directors, John Costanza and Glen Michael expressed an interest in running for election. Current Board members are considering whether they wish to run for re-election. A formal call for volunteers will be included with the 2018 Dues Invoices in January.
 - B. The Board will contact the members of the last election committee to see if they would be willing to serve in that capacity again.

- IV. Common Grounds
 - A. The invasive Russian Olive plants along the fire road between Mill Creek and Lake Reynovia have been removed.
 - B. The vegetation around the concrete culvert along Mill Creek Dr. has been cut.
 - C. The removal of a damaged pine tree in the common area adjacent to 1407 Gray Stone Ct. was approved.
 - D. Per recommendation from our attorney, Stacey McDonough, the HOA will install some type of "No Trespassing" or "Private Property" signs in the common areas and may remove the unauthorized bridge over Biscuit Run in the common area.
 - E. A letter was sent to the owner of 150 Mill Creek Drive requesting confirmation by 12/31/2017 that the Invisible Fencing has been removed from common ground.
 - F. Additional mulch has been added around the Mill Creek entrance sign.

G. The HOA has been trying to reach out to Lake Reynovia about them installing a pet waste receptacle for their homeowners so that their pet waste is not being deposited in Mill Creek's pet waste cans. According to a Lake Reynovia resident, a FaceBook notice was sent to homeowners requesting that they dispose of pet waste at home.

V. ARC

A. Renovations are underway at 1318 Gristmill Dr. by the new owner. Several pre-existing ARC concerns are being addressed.

B. The ARC forms have been updated to include the ARC's email address: arc@millcreelclassic.org.

C. A live tree removal at 1274 Gristmill Dr. was approved.

D. A proposal to add a mudroom at 1387 Gristmill Dr. is under review.

E. There is no update on the remediation plan for removing the vinyl siding on 87 Mill Creek Ct.