

Mill Creek HOA
Board Meeting Agenda
Tuesday, February 15, 2022 7:30 pm
via Zoom

Present: Robert Finley, Jim Aitken, Naomi Aitken, Dan Heuchert, Adele Plunkett,
Carmen Trimble, Jorge Giovannini

1. Convene 7:37 pm
2. Approval of Minutes ([1/18/22 minutes](#))

Checking that everyone can access the minutes via Google docs

Dan H. moved to approve the January minutes. All voted in favor of approving.

3. Treasurer's Report

Brief report of the current finances. Tonight we plan to lock in 2022 budget.

Exact number of lots: 214

Jim will send out the budget to the board for review in written form, but here is the current summary explained to the board. Next month: Adopt the budget.

- *Suggest small increase for mowing; entrance maintenance expected to stay the same; suggest raising the tree budget to \$5k (note, \$3350 actual from past year), and possibly higher. Others think that a higher budget is warranted. Suggest \$7.5k due to general storm damage pending.*
- *Dog station supplies \$1600 (similar to last year)*
- *Several small*
- *Tax & Accounting \$3k (based on \$2800 actual last year)*
- *Admin \$8k (same budget as last year)*
- *Insurance stays similar*
- *Postage \$500*
- *Social \$2500 (we spent \$1948 last year)*
- *Total expenses: \$30430*
- *Expected Revenue: \$24471*

- *Deficit \$6k comes out of reserves (\$92k reserves in bank)*
- *Recall that \$20k is being “virtually reserved” for sidewalk fund in future*

4. Committee Reports

a. Architectural Review

1 tree removal request (generally approving if tree is damaged; otherwise asking to save trees); expecting more to come

Recent requests: Fence; Gravel parking area

Comment on one homeowner who added a door to a carport without approval

b. Common Grounds

Going to investigate the tree situation at 150 MCD; several others nearby to take care of

A few other limbs need to be taken down (plan to contact BG Mayo?) [Enjoy this video ;-\)](#)

Note about neighbor dumping in common area; suggest to reiterate the rules in the annual meeting

5. Office Manager’s Report

a. Status of Dues

Received dues from 174 households

Suggest sending out a neighborhood email because some neighbors may not have received the dues notices.

b. Annual Meeting: Wednesday, April 27, 2022 7 pm (4th Wednesday acceptable?) via Zoom

Likely OK to hold on that date. All in favor. Motion carries.

“Directors” are elected at annual meeting; first meeting after annual meeting is when positions are assigned/chosen.

6. New Business

a. Comments on easement meeting with county on Feb 8th (Tim Padalino as a brief speaker at annual meeting?)

Positive about inviting Tim Padalino to the annual meeting, given about 10 minutes to give a status update.

Overall positive comments, grateful that Donna Price, Trevor Henry, and other county staff were attending the meeting with HOA

General outlook is currently for Spring 2023 opening of trailhead at Avon Extended.

- b. Candidates for Board: (Blair Carter and Anne Golloday as new candidates)

All current board members would like to stay on board.

We would like to expand the number of board members to get more people involved.

Everyone should write a brief bio that Carmen will post along with an annual meeting announcement.

Suggest a motion to allow 7 board members total. Good for future years.

- c. Homeowner issues/comments/concerns

7. Next Board Meeting

- a. proposed: Tuesday March 15th

Approved, set for 730 pm

Recall to adopt the budget next meeting

8. Adjournment 834 pm