

Special Meeting of the Mill Creek Community Association

Meeting Minutes

Date: March 18, 2014

Location: Union Hill Community Center

Time: 6:30PM – 8:15PM

Board Attendees: S. Thompson, J. Melzer, B. Andersen, J. Benson

Heritage Property Management Attendees: D. Lawrence

6:35 PM - Meeting called to order by President Shannon Thompson

- Quorum verified by VP J. Melzer. 27 units in attendance. Remainder of quorum was gained via proxies.
- Shannon gives brief history of how the new board was created after Steve Henson's departure. Shannon introduces the current board (Thompson, Melzer, Andersen, Benson) and discusses Albert's resignation earlier in the year.

6:40 PM – Shannon begins the president's report

- Realtor B. Lelak recognized for donation of gift cards that helped get residents to attend meeting or submit proxy.
- Alan and Kelly recognized for social events committee and that they are always looking for volunteers.
- Tennis court fence replacement and improvements mentioned, as well as a new gate.
- Erosion problem at Mill Creek Ave playground addressed. Currently seeking bids to repair the damage.
- Need for pool bathroom repair addressed. Currently seeking bids to repair the damage.
- Falls pool parking lot is very dark at night. Future installation of a security light is mentioned.
- Smoking is no longer allowed at the pools

6:55 PM – Treasurer Bob Andersen explains how directors are selected per the bylaws. Explains that the purpose of the special meeting is to nominate and elect directors.

- Nominating committee nominates Harry Mavromatidis for director.
- Nominating committee nominates Kevin Petteys for director.
- No other nominations were open to the floor. Bob Andersen closes nominations.
- President called for vocal vote from the members. 1 nay, rest yay for the new board.

7:00 PM – Bob Andersen resigns as treasurer to pursue parliamentarian position. Shannon introduces himself and the new board of directors:

- Shannon Thompson, President
- John Melzer, Vice President
- Kevin Petteys, Secretary
- Harry Mavromatidis, Director
- John Benson, Director

7:07 PM – Shannon opens the floor for questions and comments

- Member “George” suggests planting greenery along slopes to help prevent erosion and constant replacement of pine straw. He also mentions that the landscape company is being too rough on retention pond gates and retention pond maintenance causing damage.
- Member “Ron” mentions tractor trailer parking situation across the street from the Falls and if the board can do anything to stop it. Bob Andersen states he is in contact with the owner of the property and that we can hang signs on the vehicles requesting that they remove them.
- President Thompson addresses overnight parking in the community and that we are cracking down on it because of safety concerns and the fact that it’s in the covenants.
- A member asks if there is a covenant to keep cats on their own property. Same member mentions that her neighbor mows the undisturbed buffer or common area behind her property. She would like a decision on whether people can maintain common area or not. Topic to be addressed at next board meeting.
- A member wants her buffer/common area maintained by the HOA because it costs her money to cut back the growth when it reaches her fence line or property line.
- A member asks if there is a way to enforce members only in the pool.
- A member asks how we deal with renters who ignore the covenants.
- A member asks if we can restrict the ratio of renters to owners in the community.
- A member asks if board can force vacant houses to have maintenance done to them. That one home near him looks in terrible shape and isn’t helping their property value.
- Director Benson asks if board can force homeowners to paint the outside of their homes.
- A member offers to email board about proper mulching to help plant life from dying or being damaged
- Member asks for new tennis court gate code. President Thompson refuses to give it out publicly. Asks the member to email him or call management company to get it. President explains that he really wants to only give the code out when requested to prevent it from getting to kids who may cause vandalism to the courts.
- A member asks if board can do anything about neighbor’s messy backyard
- Member asks if we can hang sign with management company contact information at the pools and tennis courts in the event access is restricted that they can call on the spot.

8:12 – President Thompson closes floor to questions and suggestions and gift cards are drawn

8:15 PM – President Thompson adjourns meeting.