

# Meeting of the Mill Creek Community Board of Directors

## Meeting Minutes

**Date:** June 5, 2014

**Location:** Manor Pool

**Time:** 6:30 PM – 8:37 PM

**Board Attendees:** Shannon T., John M., John B., Harry M., Heather Z.

**Other:** Doris L. from Heritage Property Management and 6 community members

### Business:

- Shannon called meeting to order
- **Motion:** Approve April 24<sup>th</sup> meeting minutes as written  
**Vote:** Motion approved unanimously
- **Motion:** Appoint Heather Z. to the board of directors  
**Vote:** Motion approved unanimously
- **Motion:** Letter of non-compliance to be sent to covenant violators with a ten day warning. If not compliant after ten days, a fine will be sent. All future violations for the non-compliant item will be fined every ten days.  
**Vote:** Motion approved unanimously
- Social Events committee (Alan, Kelly, & Jessica) talks about July 4<sup>th</sup> planned events
  - Bouncers, Obstacle course, dunk tank, dessert contest, games, Shane's BBQ to cater
  - Hours 4-7 on 4<sup>th</sup> of July
  - Social Events Committee desperately needs volunteers for larger events, such as 4<sup>th</sup> of July, Halloween, and Christmas.
- Social Events committee talks about pizza and karaoke party at the Falls pool for June 13<sup>th</sup>
- Two canopies have been ordered for social events. Five additional ones to be ordered and available by July 4<sup>th</sup>. (7 canopies total) Doris committed to obtaining these remaining 5 canopies before the 4<sup>th</sup> of July event.
- Repairs complete on Manor pool. Cleared to re-open on June 7<sup>th</sup>
- No update on Southeastern proposals for crack repairs in tennis courts or basketball courts. Doris to follow up. Imperative that this work is completed in the warm weather months because when it gets cold again, the existing cracks will worsen.
- Doris says that one of the basketballs goals was welded to keep from falling apart. Board requests that Southeastern submit proposal to see how much to replace hoops
- Sawnee EMC gave Doris a contact name to discuss security light installation. Doris to follow up with the given contact
- Discussion commences about installing basketball court installation in the Falls. Possible location at the playground on Mill Creek Avenue. Shannon to approach homeowners in area to get some feedback. Doris to contact Southeastern to get logistics. Harry requested pricing proposals prior to the official vote for the construction of the proposed basketball court.
- Discussion about marshy areas at Falls pool, tennis court area, and front of pool house. Doris to contact contractors about drainage issues.

- Uncovered drainage pipe to the right of the Falls pool entrance is a safety issue and needs to be covered. Doris to have a new cover put on.
- Discussion about Crabapple landscaping's poor performance this season. Doris to discuss poorly maintained areas with them.
- Discussion about retention pond fences. They are now ten years old and some are in need of repair or replacement. Doris says we have 11 retention ponds we have to maintain. Doris to have it looked at one pond at a time and give recommendation. Priority is the first pond on Mill Creek Drive
- Snake issue in community. Pest control unable to find rattle snake near Little Shoals entrance sign (amongst other places) Pest control will treat area around the sign.
- Discussion about compliance issues. Specifically enforcement of covenants on properties. Fines to start going out to repeat offenders. Property management and Board will enforce covenants and bylaws as written.
  - Letter of non-compliance to be sent to covenant violators with a ten day warning. If not compliant after ten days, a fine will be sent. All future violations for the non-compliant item will be fined every ten days.
- Need agreement for sub-contractors to protect HOA when damage is caused to a homeowner's property. Doris to check with attorney on our options with that.

Next board meeting set for Tuesday, August 19<sup>th</sup> @ 6:30PM. Location TBD

Annual meeting set for September 25<sup>th</sup> at 6:30PM. Doris to book Union Hill Community Center.

Meeting adjourned at 8:37PM