

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: November 18, 2014

Location: Morning Star Church

Time: 6:15 PM – 8:44 PM

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

Other: Jane B. (Heritage Property Management)

Special Executive Session

Harry motioned to enter into Executive Session at 6:15 PM for a discovery session with a homeowner. Motion seconded. Board members met in executive session from 6:15 - 6:36 PM.

Harry motioned to enter into Executive Session at 8:53 to discuss confidential matters. Motion seconded. Board members met in executive session from 8:53 – 9:15 PM.

Old Business:

- 6:40 PM - Harry called meeting to order
- **Motion by Shannon:** Approve October 30th meeting minutes as written. Seconded by John M.
Vote: Motion approved unanimously
- Irrigation repair has been made at the Manor. It is possible that some of the repair may be covered by the insurance claim filed in April (Lightning damage to Manor Pool Cabana)
- Seago Family Cemetery gate RFP status. Options are still being explored by Jane. Might have a Simplex lock installed. Jane to provide an update sometime in December.
- Tennis court replacement cameras – Jane to send out RFPs for system upgrade at the Falls. Old cameras to be repurposed for tennis courts if possible and stored as backups.
- Only four cameras were installed at the Manor after the lightning damage. Jane was informed by contractor that there were only four cameras originally. Board states that there were more and that you can see where existing camera locations were filled with putty. General consensus is that the manor has eight cameras just like the Falls pool. Jane will contact insurance company.
- Continued discussion about committee ideas. We in the process of forming a communications/newsletter committee. Heather proposes we kick some committee ideas around Facebook for spring. The Neighborhood Watch (millcreeknw.net) run by Mr. Andersen is independent of the association, and not an official MCCA driven committee. Mr. Andersen offered to send informational email out to community residents regarding the formation of new committees. Mr. Andersen also expressed interest in chairing a 'covenant awareness' committee.

New Business:

- **Affirm** email vote to renew millcreekhoa.org domain for 3 years for \$42.48.
- **Affirm** email vote to order Simplex lock change out key for tennis courts (approximately \$25) to give the Board control of changing the tennis court lock, rather than paying a vendor to do it.

- **Motion by Harry:** A board member will change the access code to tennis courts, lock boxes, and any other secured area by the first Monday of every month. Homeowner can call and request the new code from the management company ahead of time, but no sooner than the Friday before the first Monday of the month. Seconded by Shannon
Vote: Motion approved unanimously
- Budget discussion. Most of the proposed 2015 budget items remain the same from the 2014 budget. This is because we need to have an engineering audit and reserve study, as well as an arborist report on tree health in the common areas to better plan. We need the data from these studies to in order to properly budget for 2016 and beyond.
- **Motion by John B:** Adopt the proposed budget for 2015. Seconded by Heather.
Vote: Motion approved unanimously
- We have received management company proposals that will be explored in Q1 of 2016.
- Discussion about overnight parking and what constitutes it. Jane will write up some clarification for possible resolution to the covenant.
- Basketball hoop discussion. One hoop was lowered to 8' height. One hoop's bolts snapped and were temporarily replaced. Board had previously requested warranty repair and United Sports will be taking care of it in late November per Jane.
- Discussion about basketball and tennis court crack repairs that were done in October. The cracks have reopened on both courts. The work order said that the cracks may return and are not covered by a warranty. These cracks returned within about a month and upon further inspection they were not filled, rather spackled. The proposal stated that a crack filler would be used and it was not. The Board feels the services were not performed as expected and any 'gotchas' should have been communicated by the vendor. Jane will contact them again and see if something can be done.
- **Motion by John B:** Adopt the new flag rule written by the architectural review committee. Seconded by Shannon.
Motion by John B: Amend the new flag rule to state that a season is winter, spring, summer, or fall. Seconded by Shannon.
Vote: Motion approved unanimously
- We still have not received \$125 deposit back from the vendor who cancelled DJ services prior to the Fall social event. Jane will make a phone call to the DJ and/or send a certified letter to ask for the deposit back.

Next board meeting set for Tuesday, January 6th @ 6:30PM.

Location: TBD

8:44 PM –Motion to adjourn. Motion seconded. Meeting adjourned.