

# Meeting of the Mill Creek Community Board of Directors

## Meeting Minutes

**Date:** January 6, 2015

**Location:** Morning Star Church

**Time:** 6:32 PM – 8:52 PM

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

Other: Jane B. (Heritage Property Management)

### Executive Session

Harry motioned to enter into Executive Session at 8:25 PM to discuss confidential matters. Motion seconded by Heather. Board members met in executive session from 8:25 – 8:40 PM.

### Old Business:

- 6:32 PM - Harry called meeting to order
- **Motion by John B:** Approve November 18th meeting minutes as written. Seconded by Shannon.  
**Vote:** Motion approved unanimously.
- RFP for Seago Family Cemetery postponed until April 2015 when the growing season starts and the landscape company starts to access the area for maintenance. If they are good about keeping the gate locked, we may not need to replace. If we do replace, then it is better to wait until we have other gate issues that may need repair so that we can have it all done at once.
- Jane has found all the documentation needed to go back to the camera installer who was responsible for replacing the cameras after the lightning damage at the Manor. We are currently missing several cameras.
- Jane is still working on getting an estimate to upgrade the security system at the Falls and if we can repurpose the older cameras for the tennis courts.
- Engineering Audit – Jane has contacted Ray regarding the reserve study and he is putting together a proposal. The proposal is expected to be received around Jan 17<sup>th</sup>.
- Jane spoke with Arbor-guard about doing a health check of trees in the common areas. We should have a proposal by the end of January.
- Tennis court crack repair issue – Waiting to hear back from Southeastern. Jane will contact again this week.
- DJ return monies – Demand has been made to return security deposit for DJ services that were not performed during the Fall Festival. Letter stated we must receive monies by January 10<sup>th</sup>. Jane sent via registered mail.
- Jane contacted manufacturer about the broken bolts on the basketball pole. Manufacturer stated there is no warranty on the bolts and that the basketball systems are past warranty anyway.
- Board discussed lighting at the parking lots. We received a bid, but require at least two more. We have asked Jane to secure the other two bids, along with diagrams of the lighting, in hopes we can make a decision at the February board meeting. We may need an additional light to focus on the playground at the Falls.

## New Business:

- RFP from Heritage for continued services was requested
- RFPs for landscaping and pool contractors was requested
- Discussion about parking violations overnight and at the pool: Per the covenants, there is no parking allowed on the streets at any time (day or night) with some exceptions. There is a 10 day notice to correct the situation. If vehicle is parked again within a year from original notice, a fine will be sent. Pool will be monitored for vehicles that appear to have not moved for a few days.
- People keep adjusting the heights of the basketball hoops at the Manor. Jane was tasked to purchase locking mechanisms for basketball hoops that prevent someone from adjusting the heights.
- A resident mentioned aging of tennis court light bulbs. No need for replacement at this time as they are all working.
- Discussion about unwanted solicitation – Soliciting is not allowed in the community and is posted at the entrance. Residents should ask the solicitor to leave the community. If solicitor does not leave, the sheriff can be called. In the case of mass solicitations being placed on mailboxes or other parts of the residents, the homeowner may contact Jane with the information and she will call the solicitor and let them know they are not welcome in the community. In the case of free papers being dropped at residents driveways, it is up to the resident to ask that the paper be discontinued from being delivered to his or her household because other residents may want those free papers to be delivered.
- **Motion by John B.** To create an athletic committee and to communicate to the community if anyone is interested in joining it. Seconded by Heather  
**Vote:** Unanimous.
- Discussion of year round access to bathrooms.
- Harry recognizes resident Kerry E. to discuss need of bathrooms for three upcoming ALTA league home matches. She would like the board to consider opening the bathrooms year round for all residents, not just the tennis league. If the board cannot do that, then she would like the board to consider a way to allow the tennis league access in the off season during matches. Kerry provided documents on how other communities allow access to the bathroom during the off season. She asked if the board does not have time to make a decision prior to the three upcoming home matches (1/11, 2/1, and 2/8), that we grandfather in the bathroom access that the previous President granted them so that they can play their previously scheduled matches.
- **Motion by John B:** To grant bathroom access to the ALTA league for their three upcoming matches on 1/11, 2/1, and 2/8 with the following requirements:
  - Secretary Benson will unchain the pool gate prior to each of the three matches and re-chain it immediately following the conclusion of each of the matches
  - The tennis players will designate two team captains whose pool cards will be activated during the 3 matches only
  - The entrance to the pool area will be barricaded with help from the tennis players to prevent access.Seconded by Heather
- **Vote:** Unanimous.
- **Motion by John B.** To create a communications committee and to communicate to the community if anyone is interested in joining it. Seconded by Shannon.  
**Vote:** Unanimous

Next board meeting set for Tuesday, February 24th @ 6:30PM.

Location: Morning Star Church

8:52 PM –Motion to adjourn. Motion seconded. Meeting adjourned.