

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: April 21, 2015

Location: Hickory Flat Fire Station (7675 Vaughn Road)

Time: 6:34 PM – 8:42 PM

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

Other: Jane B. (Heritage Property Management)

Old Business:

- Harry called meeting to order
- **Motion by Heather Z:** Approve March 17th meeting minutes as written. Seconded by Shannon.
Vote: Motion approved unanimously.
- Management report.
 - Violations
 - Annual dues
 - Accounting
 - Repairs/Maintenance
- Heritage changed accounting system first quarter. Question raised that there may be some late fees on utility bills and if the system change over caused that. If so, fees should be reversed. Jane to look into.
- No new progress on parking lot lights.
- No new progress on reopening of the claim for the missing storm damaged security cameras at the manor. Jane has spoken higher up the insurance chain.
- No quotes for new camera system at the Falls
- Southeastern will be out in May (pending weather) to repair the cracks in tennis court free of charge.
- **Motion by John M:** Write off \$125 payment to One Love Entertainment as bad debt. Seconded by John B.
Vote: 3 in favor (Heather, John M, John B), 2 against (Harry, Shannon). Motion approved
- **Motion by Heather:** Accept bid from Reserve Advisors to conduct a 30-year reserve study for the association. Seconded by John M.
Vote: Motion approved unanimously.
- **Motion by John M:** Table landscape bid discussion until October. Seconded by Heather. Motion approved.
- **Motion by Heather:** Accept Crabapple landscape bid to grade, level, topsoil, and sod the eroded area of the playground on Mill Creek Ave. Seconded by Shannon.
Vote: 3 in favor (Heather, John M, Shannon), 2 abstain (Harry, John B). Motion approved.
- **Motion by Shannon:** Discuss uses and distribution to use parking permits for the pool parking lots. Seconded by Heather. Amended by Shannon to discuss via email prior to next meeting. Seconded by John M. Motion approved.
- Pool contract bids. Community will continue to use Advantage. Jane to ask Advantage to empty trash on Sat, Sun, and Wed (per contractual agreement of 3x per week)
- Tree report. Chris from Arboguard to come out and meet with member of the board this week or next.

- POA discussion tabled until we can discuss at next meeting until we have a more accurate quote and timeframe to draw up documents.

New business

- Affirm email vote for letter board replacement at Manor.
- Affirm email vote for water line repair of up to \$1800 at Falls pool due to winter freeze.
- Affirm email vote for water heater replacement of up to \$1080 at Manor pool.
- **Motion by Heather:** Open pools on May 13th and close them on September 20th. Seconded by Shannon.
Vote: Motion approved unanimously.
- Jane to approach other vendors regarding pool bathroom cleaning service.

Committee Reports

Communications committee.

- Newsletter - Harry and Shannon met with Jen. Focus is to put in newsworthy information and hoping to have first one ready for publication by middle of May.
- We need a committee chair for communications committee

Athletic committee – no action at this time.

- Heather to call vendors to inquire pricing for an ice cream social and report back via email.

Next board meeting set for Tuesday, May 26th @ 6:30PM.

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8:42 PM – John M motioned to adjourn. Motion seconded by Harry. Meeting adjourned.