

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: May 26, 2015

Location: Hickory Flat Fire Station (7675 Vaughn Road)

Time: 6:32 PM – 9:55 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 8:55 PM to discuss confidential matters. Motion seconded by Shannon. Board members met in executive session from 8:55 – 9:55 PM.

Old Business:

- Harry called meeting to order
- **Motion by Shannon:** Approve April 21 minutes as written. Seconded by John B.
Vote: Motion approved unanimously.
- Management report - annual assessments were due by May 15th. All late notices went out to those who have not paid this year. Last drive through was May 15th. Delinquency report.
- Petty cash fund needs to be reconciled. Jane to go through next week
- 382 first notices, 105 second, 29 third notices, Two fines sent
- **Motion by Shannon:** Accept the David Sizemore Electric bid to have pool parking lights installed as long as the cobra style LED light head is available. Seconded by John M.
Vote: Motion approved by majority. 4 in favor, nay from John B.
- Status of cameras at manor pool. Three are still missing from the storm damage over a year ago. Board member to meet with Jane onsite Thursday.
- Cameras at Falls pool – Jane to now get three bids to completely replace system at the falls. We will no longer repurpose the existing system.
- Status of tennis courts – Southeastern to address previous repairs in the next two weeks. They are to ask anyone playing to leave so repairs can commence.
- Reserve Advisors have been in touch regarding the reserve study, but are a couple months out due to workload. Jane sending preliminary list of items they asked for.
- Crabapple work at Mill Creek Avenue - sod is dead. Jane said they will rectify it soon.
- Parking permit for pool parking lots - Jane to talk to a tow company to get additional information to see if they will provide signs and if there are any other things we need to know. Heather and Shannon to talk offline and put some parameters around guidelines for parking at amenities and present to the board at the next meeting
- POA – \$750 – 1000 to have amendment drafted by attorney. 2/3 of homeowners must agree to it. Shannon and Harry to work on a project timeline for converting to a POA.

New business

- Affirm email vote for distributing the spring 2015 newsletter via postal mail.
- Affirm email vote to allocate \$456.96 and to print black and white copies of the spring community newsletter and distribute those via mail as fast as possible, concurrently starting electronic (email/facebook/etc...) distribution.
- Affirm email vote for cleaning service for pool bathrooms. Clean 3x per week for \$240. All in favor.
- Affirm email vote for purchase of American flags for community for \$259.
- Arborist report summarized by Harry.
- **Motion by John B:** Accept Arboguard bid of \$605 to spray trees along Oak Haven Drive for beetles. Seconded by John M
Vote: Motion approved unanimously.
- Motion by Heather: Accept Arboguard bid of \$840 dollars to provide written report of estimated value(s) and/or damage(s) for entire perimeter of neighborhood and all common areas for June. Seconded by John B.
Vote: Motion approved unanimously.
- Discussion about restricting access to cemetery driveway and hill that butts up to resident. Majority of board to meet on site next week and to have a recommendation by middle of June. Firm up three bids and resolve via email and affirm at next meeting.
- Falls pool is squishy. Will start with checking irrigation. Manor to be checked. Jane to let us know ASAP.
- **Motion by John B:** Renew reservemycourt.com membership for \$150 for another year. Seconded by Shannon.
Vote: Motion approved unanimously.
- Which dates to display flag in community to be decided via email.
- Board will allow flags along Little Shoals drive for homeowner military homecoming.
- **Motion by Harry:** To charge a \$10 replacement cost of pool cards if they are lost or stolen. Association will replace non-functioning and visually damaged cards once per fiscal year per homeowner for free. Seconded by Shannon.
Vote: Motion approved by majority. 4 in favor, nay from John B.
- **Motion by Shannon:** Parents are responsible for fecal accidents at the pools. They have ten days to pay the fine imposed by the board of directors or to appeal. Seconded by Heather.
Vote: Motion approved unanimously.

Committee Reports

Communications committee:

- Newsletter – Next edition slated for August.

Athletic committee:

- No action at this time.

Next board meeting set for Tuesday, June 16th at 6:30PM

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9:55 – Harry motioned to adjourn. Seconded by Heather. Meeting adjourned.