

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: July 21, 2015

Location: Hickory Flat Fire Station (7675 Vaughn Road)

Time: 6:35 PM – 9:10 PM

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

Other: Jane B. and Gaye C. (Heritage Property Management)

Executive Session

Harry motioned to enter into Executive Session at 9:10 PM to discuss confidential matters. Motion seconded by Shannon. Board members met in executive session from 9:10 – 10:20 PM.

Old Business:

- Harry called meeting to order
- **Motion by Heather:** Approve June 16 minutes as written. Seconded by Shannon.
Vote: Motion approved unanimously.
- Management report by Jane
- **Motion by Heather:** Board to meet 9PM on July 22nd at both community pools to assess the lighting situation and determine where the lights should be installed, as well as how many and to make a motion at that time if needed. Seconded by Shannon.
Vote: Motion approved unanimously.
- Security cameras – Vendors recommend bullet cameras instead of dome cameras. Jane says they say the bullet cameras have better definition. Estimated cost is \$150 per camera plus installation. Manor camera system still needs to be made whole. Due to depreciation, insurance may not pay out much. Heather and Harry to look over insurance policy next week.
- Reserve study update – Reserve Advisors are currently working on it. Should have a draft study in the next month.
- Crabapple landscape has committed to replace the sod at the playground on Mill Creek Ave free of charge sometime in the Fall.
- Playgrounds need mulching. Jane to get bids and communicate to us ASAP.
- More discussion of POA formation. Board needs additional guidance and needs to investigate further about forming the POA including leasing guidelines and having amendments rewritten.
- Seago cemetery – Harry has a call into Crabapple to stop mowing area around the home to circumvent sledding. Harry to verify he communicated to homeowner where property lines are and the board's current stance on the issue.
- **Motion by Heather:** Install a gate at the bottom of the cemetery driveway for up to the amount of \$999. Seconded by Shannon.
Vote: 4 in favor. Harry abstains. Motion approved.
- Jane to get bids for painting community fences and gazebo

- **Motion by Shannon:** To allocate funds up to \$750 for a legal attorney to draft the initial steps of forming a POA within the community. Seconded by Heather.
Vote: 4 in favor. John M. against. Motion approved.
- Parking sign missing from the playground and is located in cabana. Jane to have it reinstalled. John B thinks there are some others that need to be reinstalled and will try to locate.
- Ground saturation issue at the Falls pool has been resolved at this time. Most likely a sprinkler head was aimed incorrectly.
- Discussion about tennis court access. No changes to policy or entry method at this time.

New business

- **Motion by Harry:** To keep 2 activated pool cards in each cabana (4 total) for emergency purposes when a resident's card does not work and needs a pool card in a timely manner. Member has to be verified by Heritage as a member of the association in good standing. Seconded by Shannon.
Vote: 4 in favor. Heather against. Motion approved.
- Affirmed email vote for Crabapple to perform retention pond mowing.
- Annual meeting date set for Tuesday, September 29th 6:30 PM at a venue TBD.

Committee Reports

Communications committee:

- Hoping to get next draft of the newsletter going possibly end of August.

Athletic committee:

- No new action at this time.

Special events committee:

- Dive in movie and bike parade went well. Discussing a back to school pool pizza party as well as a Halloween event.

Board meetings are the third Tuesday of each month at 6:30PM

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10:20 – Harry motioned to adjourn. Seconded by Shannon. Meeting adjourned.