

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: September 15, 2015

Location: Hickory Flat Fire Station (7675 Vaughn Road)

Time: 8:30 PM – 9:20 PM

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

Other: Jessica M. and Gaye C. (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 – 9:15 PM.

Old Business:

- Harry called meeting to order
- **Motion by Heather:** Approve August 18th minutes as written. Seconded by John M.
Vote: Motion approved unanimously.
- Management report by Jessica
- Harry will be meeting with Crabapple in the morning to discuss what to and what not to maintain, as well as other items that need addressing in the community (dead bushes)
- Jessica has obtained one proposal for a gate mechanism at the cemetery. She will provide tow more ASAP in hopes to get it installed sometime in October
- Insurance will not pay for the missing cameras at the Manor that were not replaced after the storm damage. Additional cameras that are needed will come out of association money. Jessica to get bids for the cameras at both pool areas and will let vendor suggest which coverage and camera will work best.
- Jessica to get bids for painting all cross-buck style fences in the neighborhood. Hope to get in the next two weeks.
- Pool card audit mailing costs have been refunded back to the community
- John B. to send Jessica Eco System playground report so she can look at it and get with vendor to see what needs to be done and not done.
- Lighting installation at pool lots. Tyler from Sawnee is coming out tomorrow around 9 to meet Harry to finalize location. Heritage to contact vendors for breaking up concrete and replacing once the locations are marked.
- POA discussion. Letters would go to community. Association attorney should be able to do an informational meeting for the residents. Per covenants, we can't to e-voting. It has to be done on paper. Suggestion to maybe send amendment out with pre-paid postage. Still working on defining a timeline to setup meetings with community and mail out the amendment.
- Reserve audit is an ongoing agenda item until budget is finalized. Draft budget should be ready for October meeting.
- Pool gate discussion for bathroom access. Jessica to get some quotes on accordion style gate. Perhaps charge a fee and deposit for use as needed only vs keeping them open all year.

New Business:

- Newsletter discussion.
- **Motion by John B** to skip the Fall edition newsletter because of lack of timely content. Seconded by John M.
Vote: 2 for (John B. and John M.), 3 against (Harry, Shannon, Heather). Motion not approved.
- Special events turnover discussion.
- **Motion by Harry** to appoint Amanda B. chair of social events committee. Seconded by Shannon.
Vote: 1 in favor (Harry), 3 against (John B., John M., Heather), and one abstains (Shannon)
- Affirmed e-vote for:
 - Sawnee EMC installation of lights at both the Falls and Manor pool parking lots so long as the total bid does not exceed \$11,000. Lights to have 250 watt lamps.
 - Accept Arboguard bid of \$885 to apply second treatment of insecticide to help prevent pine beetles in both communities.
- Facebook community rules. Tabled for future discussion in email in hopes to resolve by next board meeting.
- Retention pond fencing. Board to look at those that may encroach on people's property and get with Heritage and lawyer to find out if there is an easement.
- Discussion of annual meeting and proxy process.
- Pedestrian sign at Falls pool in process of being replaced.
- Tabled agenda items G and J for email discussion (No littering signs at playground, front entry lighting)
- Discussion about maintenance of common area, specifically water shed are of Little Shoals Dr. Harry to talk with Crabapple as to why maintenance ceased and will revisit topic upon receiving the answer.

Committee Reports

Communications committee:

- Newsletter to go out in October after annual meeting

Athletic committee:

- No new action at this time.

Special events committee:

- No new action at this time.

Annual meeting at Union Hill Community Center on September 29th 6:30 PM - 8 PM (check in starts 6PM)

Next board meeting is tentatively scheduled for October 20th at 6:30 PM

Location: Hickory Flat Fire Station (7675 Vaughn Rd)

9:20 PM - Meeting adjourned by Harry. Seconded by Heather.