

# Meeting of the Mill Creek Community Board of Directors

## Meeting Minutes

**Date:** May 17, 2016

**Location:** Hickory Flat Fire Station (7675 Vaughn Road)

**Time:** 6:34 PM – 8:10 PM

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

Other: Nicole E. (Homeowners Advantage)

### Executive Session

Harry motioned to enter into Executive Session at 8:00 PM to discuss confidential matters. Motion seconded by Shannon. Board members met in executive session from 8:00 – 8:10 PM.

### Business:

- Harry called meeting to order
- **Motion by John M.** Approve prior meeting minutes as emailed. Seconded by Shannon.  
**Vote:** Unanimous
- Waiting on final bid for cameras
- Leaky shower at Manor fixed as well as leaky toilet. Pump room exhaust fans need repair prior to inspection on May 19<sup>th</sup>
- HOA LLC received the last of the financials from heritage and will put into their system
- Tennis and pool decks have been pressure washed
- Nicole to contact fence vendors for repair/replacement pricing. Priority is the one on Mill Creek Drive.
- Nicole to find out if there is a fence type ordinance for detention ponds
- Tentative pool opening date is May 25<sup>th</sup>. End of season closing TBD
- Discussion about maybe having Kona Ice come shortly after end of school
- Discussion around a 4<sup>th</sup> of July event or later in July. Nicole volunteered to try to get something setup. She has a homeowner in mind that might help her and will contact that person.
- Discussion about how to deal with solicitations. Homeowner sent a document containing some guidelines. No additional action at this time – No soliciting signs are posted at entrances and Homeowners should ask solicitors to leave or contact marshal office.
- HOA LLC will start instituting fines per resolution #160502
- Newsletter discussion. Will decide by e-vote
- Newsletter advertising discussion. Nothing voted at this time
- Nominations for board vacancy. Three names to date.

### **E-vote affirmations:**

- **#160501:** As we have a list of cards from the DoorKing software that are assigned to residences and the responsibility to secure amenities, the directors wish to have an audit of all access cards and to have all existing general access cards turned off and one to get them vetted from scratch. Max cards permitted

per residence to be 2 cards.

**Vote:** Unanimous

- **#160502:** Regarding fines. A first letter/notice is just a friendly reminder to correct within 10 days to remediate or contact the management company. A 2nd notice will result in an immediate \$25 fine and start \$5/per day fines until corrective measures are done to remediate. At day 21, the Association may use self help as per Article 3.2.1 (c) Additional Enforcement Rights if desired but will do so prudently to not incur unrecoverable costs to correct.

**Vote:** Unanimous

Next board meeting is tentatively scheduled for June 21st at 6:30PM

Location: Hickory Flat Fire Station (7675 Vaughn Rd)

Motion by Harry to end general meeting at 8:10pm. Seconded by Shannon.