

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: June 21, 2016

Location: Hickory Flat Fire Station (7675 Vaughn Road)

Time: 6:34pm – 9:07pm

Board Attendees: Harry Mavromatidis, John Melzer, John Benson, Shannon Thompson, Peter Tokar

Other Attendees: Jason Welch from HomeOwners Advantage (hereinafter Management)

I. Call or Order

The regular monthly meeting of the Mill Creek Community Association (hereinafter MCCA) was called to order at 6:34pm by Harry Mavromatidis, President.

II. Approval of Minutes

The May 17, 2016 Board of Directors Meeting Minutes were approved.

III. Old Business

- Pool camera bids – Management to review camera bids and make recommendation.
- Parking rules for pool – No new report.
- Sign refresh – Tennis sign and dog waste sign sent to HOA LLC for ordering and installation.
- Detention pond fencing – No new report.
- Pool bathrooms - Cleaning company needs to be engaged to clean bathrooms.

IV. New Business

- Affirm e-votes
 - Motion by Harry to waive \$39.98 in interest and late fees for 503 Cottonwood Court since the dues are current after the remainder of the collection fees of \$24.87 is paid. Seconded by Shannon. John Melzer abstained. Motion passed.
 - Motion by John B to close nominations and appoint Peter Tokar to the board of directors. Seconded by Shannon. Motion passed.
 - Motion by Harry to waive \$36.77 in late fees and interest for 124 Mill Creek Drive since the dues are current. Seconded by John B. John Melzer abstained. Motion passed
- Management quarterly performance review – HOA LLC will be more responsive now that a new community manager is in place. HOA LLC still working on transferring ledgers. Access granted to Board for the accounting system. Homeowners to have access soon.
- Board ceased mowing areas around the cemetery last year with no plan to restart.
- Motion by Harry to adopt a resolution 160601 (see appendix). Seconded by John Benson. Motion passed.

IV. Officer Reports

- None

V. Committee Reports

- ***Architectural Review Committee***
 - No outstanding requests.
- ***Athletic Committee***
 - None.
- ***Communication Committee***
 - Next newsletter is in the works for late August release.
- ***Special Events Committee***
 - Asked Management to come up with some events for summer and approach some residents who may be interested in helping

VI. Management Report

- June 15th was last violation – 6 violations sent.
- Access to association monthly paid invoices to be given to board

VII. Executive Session

Harry motioned to enter into Executive Session at 8:20pm to discuss confidential matters. Motion seconded by Shannon.

General items discussed:

- Certified letters to be sent to delinquent residences who owe MCCA \$500 or more warning of an impending property lien

VIII. Adjournment

The next meeting of the Board of Directors will be held at the Hickory Flat Fire Station (7675 Vaughn Road) on Tuesday, July 19th at 6:30pm. All property owners are welcome to attend any MCCA Board of Directors Meeting. Your input, via telephone, letter, or email is always welcome as well.

There being no further business, the Board Meeting adjourned at 9:07pm

IX. Appendix

Resolution 160601

Whereas solicitations are prohibited in the community, the MCCA will prominently post no soliciting signs at the entrance but enforcement of the statues are the responsibility of the law. Any and all solicitors should be told they are trespassing and reported by the individual residents to the Cherokee County Non-Emergency Number 678-493-4080.