

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: July 19, 2016

Location: Hickory Flat Fire Station (7675 Vaughn Road)

Time: 6:37pm – 8:29pm

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

Other Attendees: Jason Welch and Jeff Elixson 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 6:37pm by Harry Mavromatidis, President.

II. Approval of Minutes

The June 21, 2016 Board of Directors Meeting Minutes were approved.

III. Old Business

- None

IV. New Business

- Trash cans for playgrounds – Management to price cans and get back to board, as well as if Molly Maids or Crabapple can service.
- Complaint that CycleWorks sanitation is coming too early (noise) and leaving cans in the street. It is up to the homeowner to file a complaint with the company, but management will make a call.
- Overnight parking continues to be a problem – Management to contact booting companies to see if it's an option.
- No additional soliciting signs will be placed in community. Management to look for new No Soliciting sign for entrances to subdivision. Something with more contrast to stand out.
- Tentative dates for annual meeting discussed. Management to contact Union Hill Community Center to firm up a date.

IV. Officer Reports

- None

V. Committee Reports

- ***Architectural Review Committee***
 - Motion by John B to appoint Ron G committee chair of the ARC. Seconded by Shannon. Motion passed
- ***Athletic Committee***
 - None.
- ***Communication Committee***

- Newsletter late August.
- Harry thanked Susan G. for maintaining reader boards.
- Fall yard sale is in the works
- **Special Events Committee**
 - Dive-in movie planned for weekend of August 6th. Both pools on different nights. Harry to send proposal via e-mail.

VI. Management Report

- July 15th was last violation – 26 violations sent.
- Financial good overall. Landscaping P&L is high because flowers and pine straw invoice came in late.
- Audit of the account receivable by management to be done in August. Payments still trickling in from old management company
 - Until audit completes, lien letters will only be sent to homeowners owing \$600 or more.

VII. Executive Session

Harry motioned to enter into Executive Session at 8:14pm to discuss confidential matters. Motion seconded by Shannon.

General items discussed:

- Delinquencies and violation fines

VIII. Adjournment

The next meeting of the Board of Directors will be held at the Hickory Flat Fire Station (7675 Vaughn Road) on Tuesday, August 16th 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 8:29pm