

# Meeting of the Mill Creek Community Board of Directors

## Meeting Minutes

**Date:** September 15, 2016

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

**Time:** 6:35 pm – 7:59 pm

**Board Attendees:** Harry Mavromatidis, John Melzer, John Benson

**Other Attendees:** Julie Ketner 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 6:35 pm by Harry Mavromatidis, President.

### **II. Approval of Minutes**

The August 24, 2016 Board of Directors Meeting Minutes were approved.

### **III. Old Business**

- Motion by John B. to approve All Wired Ups proposal for \$8,435.29 to install video surveillance system at the Falls and Manor pool locations. Seconded by John M. Motion passed.
- Motion by John B. to approve Crabapple Landscape's proposal to repair four irrigation valves at the Manor for \$1150.00. Seconded by John M. Motion passed.

### **IV. New Business**

- RFPs sent to vendors for tree removal in common area(s) and for pool resurfacing
- The trailer abandoned at the Falls parking lot cost the community \$650 to haul away
- Our meeting location (Vaughn Rd) has been paid through November 2016.
- The Union Hill Community Center has been secured and paid for the annual meeting
- Management to investigate if speed signs can be put in community

### **IV. Officer Reports**

- President
  - Actively researching a content management system solution for MCCA
  - Communicated to pool company when to close the pool for the season
  - Molly Maid contract to be terminated
  - Will explore putting fencing around the basketball court and taller fencing around the pools
  - Some members have expressed interested in forming a committee to explore ways to slow down traffic in the community. Harry to initiate.
  - Some members have expressed interest in forming a POA committee. Harry to initiate.

### **V. Committee Reports**

- ***Architectural Review Committee***

- None
- **Athletic Committee**
  - Pool lights at Falls repaired. One light has a short in it and has been disconnected until the new year when it can be repaired.
  - Management to terminate Molly Maid contract and reach out to Community Club Cleaning for bathroom maintenance going forward.
  - Lock needs to be put on the Intermatic timer that controls the tennis court lights
- **Communication Committee**
  - None
- **Special Events Committee**
  - Harry planning an event for October 1st with focus on collecting proxies for annual meeting.

#### **VI. Management Report**

- Credits still need to be applied to homeowner accounts
- Once credits applied, we will know where we are with delinquencies
- Bi-monthly violation inspections to start up again
- July financial provided to directors. Management to send June's

#### **VII. Executive Session**

- None

#### **VIII. Adjournment**

The next meeting of the Board of Directors will be held at the Hickory Flat Fire Station (7675 Vaughn Road) on Thursday, October 13th at 6:30 pm. 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 7:59 pm