

# Meeting of the Mill Creek Community Board of Directors

## Meeting Minutes

**Date:** October 13, 2016

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

**Time:** 6:35pm – 9:25pm

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

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

### II. Approval of Minutes

The July 19, 2016 Board of Directors Meeting Minutes were approved.

### III. Old Business

- Common area mowing – Waiting to hear back on recommendations from Crabapple
- Motion by Harry to adopt a resolution for allowing special vehicles in driveways for a maximum of seven days in a calendar month. Seconded by John B. John B. and John M. against. Motion passed.
- Board of director access to violation letters/status. There is no computerized version to access. Instead, board of Directors will receive a spreadsheet of violations from management following each inspection.
- Neighborhood speed signs – Management trying to locate correct contact to find out if they can be installed and at what cost.
- Management has finally completed transfer of homeowner ledgers from Heritage. They now have an accurate balance of homeowner accounts and can proceed with legal action and liens on delinquent homeowners.

### IV. New Business

- Management collecting vendor bids for pool, landscape, and cleaning services
- Board of directors would like to get accounting moved to a third party to avoid disaster of ledger transfer that happened when we brought in new management company.
- Door King access continues to be a burden. Management insists it is a reliable system and is more than likely user error when programming the system. Management to have vendor present at the next meeting to discuss.
- Motion by Harry to create a Traffic Calming committee chaired by Patti McTier. Seconded by John B. Motion passed.
- Motion by Harry to create a POA Adoption committee chaired by Patti McTier. Seconded by John B. Motion passed.

- Motion by Harry to create a 2017 Budget committee that includes board members, management, and any member that wants to join. Seconded by John B. Motion passed.
- Complaints that management is unresponsive. Management is aware and stated they are active working to be better.

#### **IV. Officer Reports**

- **President**
  - Quorum not met for annual meeting. Proxies are valid for 30 days and will determine if there is a second attempt at a quorum
- **Treasurer**
  - Total outstanding monies due to association has slightly decreased.

#### **V. Committee Reports**

- **Architectural Review**
  - None
- **Athletic**
  - New camera systems installation complete
  - Tennis court timer needs replacing
- **Communication**
  - Newsletter continues to be delayed due to software licensing issue
- **Special Events**
  - Proxy party has approximately 100 total people and collected 31 proxies. Leftover food from the proxy party was donated to a food bank in Atlanta.
  - Planning a November movie event
  - Asked management to get pricing to have the entrance monuments decorated for the Christmas holiday

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

- Total delinquencies are \$76,583
- Last inspection (partial) was October 13<sup>th</sup>.
- Made several repairs to property during Q3
- Have received pool resurfacing bids
- Have a price to replace tennis nets and will send to athletic committee to review
- Motion by Harry to approve repairs to two detention pond gates in the community for \$1260 and not to exceed \$1400. Seconded by John B. Motion passed.
- Cherokee County doing a courtesy check on detention pond near 141 Mill Creek Dr.
- Received pricing on fencing around basketball court, as well as increasing height of pool fences should the board want to pursue either.
- Management suggest doing self-help on some yards in the community

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

Harry motioned to enter into Executive Session at 8:32pm to discuss confidential matters. Motion seconded by John B.

General items discussed:

- 2017 budget

### **VIII. Adjournment**

The next meeting of the Board of Directors will be held at the Hickory Flat Fire Station (7675 Vaughn Road) on Tuesday, November 15th 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 9:25pm