

# Meeting of the Mill Creek Community Board of Directors

## Meeting Minutes

**Date:** November 15, 2016

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

**Time:** 6:35pm – 9:07pm

**Board Attendees:** Harry Mavromatidis, John Melzer, John Benson, 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 October 13, 2016 Board of Directors Meeting Minutes were approved.

### III. Old Business

- Common area mowing – Harry working on
- Special vehicle parking in driveways – Harry working on
- Management company to investigate if speed signs can be in community – No word yet
- Liens – Management to draft impending lien notice
- Motion by Harry to accept Advantage Pool Management's 2017 maintenance contract and bid of \$39,380 to resurface the Falls pool with Blue Quartscape. Seconded by Peter. John M. against. Motion passed.
- Craig with ATA was present to discuss Door King issues. ATA to work with management to train them on software and identify the relays and provide quote for keypad entry.
- Affirmed e-vote 161025A: Motion to engage Caldwell Tree Service for \$195 to conduct a resistograph test on the oak tree behind 123 Oak Haven Dr. to determine health and determine need for tree removal. Motion passed.

### IV. New Business

- Received some quotes for professional holiday decorating of the monuments. Quotes were higher than expected and are not budgeted.
- Aquascapes retention ponds inspection bid tabled for email discussion. To be decided by Dec 2<sup>nd</sup>.
- Motion by Harry to accept and finalize the budget for the upcoming fiscal year. Seconded by Peter. Motion passed.
- Motion by Harry that amenities are for members in good standing. Seconded by Peter. Motion passed.
- Motion by Peter to make all park areas non-smoking. Seconded by Harry. John M. against. Motion passed.
- Management to get signs for playgrounds – no smoking, premises recorded by cameras.

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

None

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

- ***Architectural Review***
  - None
- ***Athletic***
  - Tennis court timer is being replaced
  - Tennis court simplex lock not working correctly. Management to get quote on repair or replacement
  - John M. unable to establish contact with Kerry to discuss any other items
- ***Communication***
  - Newsletter continues to be delayed due to software licensing issue. Peter to get with Rick and see if it can be done in MailChimp.
- ***Special Events***
  - Possible final 2016 event would be showing a movie.
- ***POA***
  - None
- ***Traffic Calming***
  - None

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

- Financials unavailable. Will be sent to board by end of week.
- Last inspection was November 15<sup>th</sup>.

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

Harry motioned to enter into Executive Session at 8:52pm to discuss confidential matters. Motion seconded by John B.

General items discussed:

- Existing fines on some residences.

#### **VIII. Adjournment**

The next meeting of the Board of Directors will be held at the Hickory Flat Fire Station (7675 Vaughn Road) on Thursday, December 15th at 5:30pm. 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