

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: December 15, 2016

Location: Hickory Flat Fire Station (7675 Vaughn Road)

Time: 5:33pm – 7:10pm

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

Other Attendees: 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 5:33pm by Harry Mavromatidis, President.

II. Approval of Minutes

The November 15, 2016 Board of Directors Meeting Minutes were approved.

III. Old Business

- Common area mowing – On hold until the new year
- Special vehicle parking in driveways – Harry working on
- Management company to investigate if speed detection signs can be in community – No word yet
- Liens – Management to draft impending lien notice. Awaiting package from accountants.
- Affirmed e-vote to accept bid for 863.77 to ATA to install Door King keypad at Falls pool. Seconded by John B. Motion passed.
- Affirmed e-vote to accept bid for 863.77 to ATA to install Door King keypad at Manor pool. Seconded by John B. Motion passed.
- Affirmed e-vote to cancel payment/e-vote/motion to engage Caldwell Tree Service for \$195 to conduct a resistograph test due to failure to satisfy requirements and to engage The Davey Tree Expert Company for the test for \$250. Seconded by Shannon. Motion passed.
- Affirmed e-vote to accept the Aquascape Environmental proposal as written for \$1600 to inspect the 13 storm water ponds in the community. Seconded by Shannon. Motion passed.

IV. New Business

Election of officers:

- Motion by John B. to nominate Harry Mavromatidis as association president. Seconded by Peter. Harry accepted. Motion passed
- Motion by John B. to nominate Peter Tokar as association vice-president. Seconded by Shannon. Peter accepted. Motion passed with John M. and Harry abstaining.
- Motion by Shannon to nominate John Benson as association secretary. Seconded by John M. John B. accepted. Motion passed
- Motion by Peter to nominate Hope Haley as association treasurer. Seconded by Shannon. Hope accepted. Motion passed

IV. Officer Reports

None

V. Committee Reports

- ***Architectural Review***
 - Motion by John B. to allow 111 Mill Creek Drive to turn the mailbox sideways as a temporary solution (while traffic calming committee finds ways to slow traffic) to avoid it from continuously being struck by vehicles. Seconded by John M. Motion passed.
- ***Athletic***
 - Tennis court timer has been 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***
 - None
- ***Special Events***
 - Possible final 2016 event would be showing a movie.
 - Holiday decorations added to monuments by Harry
- ***POA***
 - None
- ***Traffic Calming***
 - None

VI. Management Report

- Delinquencies are static right now
- Financials unavailable for meeting
- Last inspection was December 15th. Violations slightly improved.

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, January 17th at 6:00pm. 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 7:10pm