

# Meeting of the Mill Creek Community Board of Directors

## Meeting Minutes

**Date:** January 17, 2017

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

**Time:** 6:00pm – 9:00pm

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

**Other Attendees:** Julie Ketner and Michael Arnold 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 6:00pm by Harry Mavromatidis, President.

### II. Approval of Minutes

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

### III. Old Business

- Special vehicle parking in driveways – Harry sent draft to board email

### IV. New Business

- Pool resurfacing – Deposit being sent this week. Vendor is about a month out from starting work.
- Bids being sought to increase pool fence height to 8'
- ATA has been asked to give three different bids for tennis gate lock setup/repair
- Management to send a final delinquency letter to past due accounts before handing over to association attorney
- Management to schedule installation of DoorKing keypads at both pools
- Resistograph results received for tree behind 123 Oak Haven Dr. Tree appears to be in good shape and only a pruning is recommended, however technician states tree is currently dormant so results could be different in the spring.
- Motion by John to have the oak tree behind 123 Oak Haven Dr professionally pruned and not to exceed \$850. Seconded by Shannon. Motion passed.
- Aquascape detention pond inspection was completed. Management is waiting for report.
- Management to order no parking stickers to be placed on vehicles parked in street.
- Management to order no smoking and camera signs. Installation specifics to be decided later.
- Cemetery fence is damaged. Management asked to handle.
- Board expressed dissatisfaction of management. Management is behind on tasks due to lack of employee retention. Julie continues to be the association manager and her new assistant is Michael Arnold.

### IV. Officer Reports

None

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

- **Architectural Review**
  - None
- **Athletic**
  - None
- **Communication**
  - None
- **Special Events**
  - None
- **POA**
  - Volunteers needed
- **Traffic Calming**
  - Volunteers needed

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

- 72k in delinquencies as of December 2016. 22k in active collections. 8 new accounts going to collections.
- Last inspection was January 17<sup>th</sup>. 27 violations. No bad debt in 2016.
- Statements were only postal mailed to residents who did not have an email address on file. Electronic statements sent to everyone else.
- Motion by Harry: Mail paper copy to residences who were emailed the annual assessment and to continue postal mailing all residences annually at assessment time. Seconded by Shannon. Motion passed.
- Maintenance person will be on grounds tomorrow for 4 hours to perform general maintenance on common area property.

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

Harry motioned to enter into Executive Session at 7:50pm to discuss confidential matters. Motion seconded by Shannon.

General items discussed:

- Delinquencies
- Collections

#### **VIII. Adjournment**

The next meeting of the Board of Directors will be held at the Hickory Flat Fire Station (7675 Vaughn Road) on Tuesday, February 21 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 9:00pm