

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: March 21, 2017

Location: Association President's Residence (202 Birch Hill Ct)

Time: 6:03pm – 7:53pm

Board Attendees: Harry Mavromatidis, John Benson, John Melzer, 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 6:03pm by Harry Mavromatidis, President.

II. Approval of Minutes

The February 22, 2017 Board of Directors Meeting Minutes were approved.

III. Business

- Number 7 and 11 retention pond repair are out for bid
- **Motion 170321A** by John B to amend current violation fine to \$50 per offense and eliminate the daily fine of \$5. Seconded by Harry. Motion passed.
- Discussion about how to handle homeowner modifications that were not approved by ARC, but not discovered until after the house was occupied by new owners. Situations will be handled on a case by case basis.
- **Motion 170231C** by Shannon for Downey Tree to remove a dying tree on common area behind 504 Little Shoals Place for \$900.00 if the homeowner signs the release and indemnification agreement. Seconded by John B. Motion passed.
- **Motion 170231D** by John M. to renew the D&O insurance policy for \$1846. Seconded by John B. Motion passed.
- Affirmed the following e-votes
 - **170313A** by Harry for the MCCA to adopt the visitor parking permit. Seconded by John B. Motioned passed.
 - **170315A** by Harry to accept bid of \$6765 for Mill Creek spring pine straw application. Seconded by John B. Motion passed.
 - **170315C** by Harry to accept bid for \$7199.74 for Mill Creek Play Safe Mulch installation. Seconded by John B. Motion denied.
 - **170315D** by John B. to accept Engram's Tree Service bid to remove and grind stump of the Leyland at Falls pool for \$400.00. Seconded by Shannon. Motion passed.
- Management is syncing homeowner accounts to determine who to send to collections
- Merry-go-round repair at Manor to cost \$475. Management to get price for removal.

IV. Officer Reports

President: *Discussion about how to handle homeowner modifications that were not approved by ARC, but not discovered until after the house was occupied by new owners. Situations will be handled on a case by case basis.*

V. Committee Reports

- **Architectural Review**
 - Not many requests yet this year.
- **Athletic**
 - **Motion 170321B** by Harry to approve ATA Controls option #2 proposal for tennis amenity controlled access, not to exceed \$2875. Seconded by John B. Motion passed.
 - Bid received to replace tennis screens. Will budget for a future year.
- **Communication**
 - Asked communication chair to produce a short newsletter to send out to include yard sale, spring cleanup, and any other items. Board to consider getting a copy of Publisher. Management to contact local hardware store for possible discount to community and a realtor about including home prices.
- **Special Events**
 - Community yard sale will be April 28-30
- **POA**
 - None
- **Traffic Calming**
 - None

VI. Executive Session

Harry motioned to enter Executive Session at 7:45pm to discuss confidential matters. Motion seconded by Shannon.

VII. Adjournment

The next meeting of the Board of Directors will be held on Tuesday, April 18th at 6:00pm. Location TBD. 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 7:53pm