

# Meeting of the Mill Creek Community Board of Directors

## Meeting Minutes

**Date:** May 16, 2017

**Location:** The Manor Gazebo

**Time:** 6:00pm – 8:09pm

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

**Other Attendees:** Michael Arnold and Julie Ketner from HomeOwners Advantage (hereinafter Management)

### 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.

### Approval of Minutes

The March 21, 2017 and April 18, 2017 Board of Directors Meeting Minutes were approved.

### Business

- Detention ponds to be cut ASAP. Pond 5 to have debris removed so engineer can look at entire structure
- Ongoing discussion of scope of work needed for mitigation of Pond 5 fencing and drainage
- Michael Arnold is now the property manager. HOA website to be updated to reflect his contact information
- Affirmed the following e-votes:

- **170510A** by Harry: Enforce the following “For all outstanding accounts, the following communications and actions occur on an ongoing basis. For accounts with the following amounts due and times elapsed for charges:

>= \$50 and <= \$495 Issued Warning Letter with debts less than 2 calendar years.

>\$495 and < \$990 OR debts are > 2 years old but < 3 years: Issued Final Demand Letter. If there’s no full payment or acceptance of a payment plan within 30 days, a \*LIEN\* is put in place and immediate start of collections.

>= \$990 OR debts are 3 or more years old then Automatic \*LIEN\* and immediate start of collections.

All the above will have a form letter from the Association Lawyer in addition to the letter/notice describing the collection process. Seconded by John B. Motion passed.

### Officer Reports

**Treasurer** - Roughly 20% of dues have not been paid, or 1 out of every 5 homes

## **Committee Reports**

- **Architectural Review**
  - None
- **Athletic**
  - Tennis mag locks were not installed. ATA can't do and asks HOA to find another vendor. Management working on new proposals.
  - Broken basketball backboard needs to be removed and its broken glass cleaned up
  - A resident has interest in volleyball court and provided some basic information and will provide additional via email
- **Communication**
  - None
- **Special Events**
  - End of school event options being looked at. Volunteers need to step up.
- **POA**
  - None
- **Traffic Calming**
  - None

## **Management Report**

- Violations status
- About 51 notice of balance sent out to delinquent homeowners
- About 18 final demand notices sent to delinquent homeowners
- About 15 accounts sent to collections
- 46k in dues not yet received
- Financials all favorable

## **Executive Session**

Harry motioned to enter Executive Session at 7:35 pm to discuss confidential matters. Motion seconded by Shannon.

## **Adjournment**

The next meeting of the Board of Directors will be held on Monday June 12th at 6:30pm. Tentatively set for Vaughn road location via motion by Harry to spend \$50 for room rental. Seconded by John B. Motion passed.

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 8:09pm