

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: August 14, 2017

Location: Teleconference

Time: 6:34pm – 8:05 pm

Board Attendees: Harry Mavromatidis, John Melzer, Shannon Thompson

Other Attendees: Michael Arnold 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 6:32pm by Harry Mavromatidis, President.

Approval of Minutes

The July 12, 2017 Board of Directors Meeting Minutes were approved.

Business

- Officer Reports: Full audit completed for homeownership for purposes of executing POA adoption across the community. Utilized through third party system to model SenEarthco, formerly used by former management company, Heritage.
- Notice of vacant board membership.
- Tabled Motion: 1701 – Motion to remove John Melzer. John Melzer stated that he would like to continue as a board member. Motion abandoned for John's willingness to participate going forward as a participating board member.
- ARC Committee: No updates.
- Athletic Committee: Manor cabana access, installation of basketball fence, replacement of broken basketball backboard.
- Communications: Newsletter final draft under review. Rick Corrado will be finalizing edits and sending to Harry and the Board.
- Special Events: National Night Out event, free food and drinks, Cherokee County Sheriff's Office participation and approximately 15 proxies collected. Additional events forthcoming.
- Traffic Calming: Stickers of cars parked on the streets and cul-de-sacs. Board cannot tow cars since they are public roads, but board can sticker and fine violators for street parking.
- POA Adoption: Manual resident audit completed. 475 homes of owners and who is eligible to vote for POA adoption.
- Michael from Homeowners Advantage: Total delinquency has decreased significantly due to working with Lueder, Larkin LLC. Violations onsite: 34 violations across the community for August, which is a significant decrease from 60+ violations from earlier in the summer. Main violations were lawn maintenance, street parking, items stored in the driveway, boats, campers, jet skis. Financials total revenue: \$3,000 collected dues in July, negative variance for operating expense due to landscape and maintenance and motherboard failure in the Manor cabana and retention pond

cleanup and increase of Molly Maids having to increase cleanings of bathrooms. Harry mentioned members not in good standing accessing the pool by asking members in the pool to allow them access and entry into the pools. Fines are being assessed for violators community wide. POA misunderstood by the community as a tool to give more power to the board, but don't realize the overall benefits to the community for improvement financially.

- Affirmed the following e-votes:
 - **Motion 20170713A: Motion to replace the motherboard on the Manor cabana by Harry** - \$2,000 replacement of motherboard and memory chip by DoorKing. Motion tabled until full board is in place. Goal to address old DoorKing technology.
 - **Motion 170615B by Harry** – Board to waive fine for one-time courtesy fee. Motion voted approved by Harry, John Benson, and Shannon.
 - **Motion 170822A by Harry** to accept newsletter draft and distribution. Pending edits for newsletter edits.

- Rick asked a question on newsletter about the use of names in the newsletter by new homes and member addresses. Harry stated that new home sales are public record on county website. Rick has decided to remove the new homeowner names from the newsletter.

- No other resident feedback or questions.

New Business Items:

Athletic Committee: Reservations for basketball courts by reservemycourt.com. Controlled access once the fence is installed. Shannon Thompson stated reservemycourt.com would charge per court or half court from basketball. John Melzer stated that a fence around the basketball court is a waste of money. Repair of tennis court nets due to vandalism. Michael to assess the damage to the tennis court nets. Volleyball court from where the location would be an material used, but no further updates. Shannon Thompson voiced concerns of safety of sand and broken beer bottles in a volleyball court. John Melzer proposed a grass surface to eliminate the possibility of broken glass. John Melzer sees no need for a fence around the basketball court because of access issues, like crawling under the fence. The replacement of broken basketball backboard has not yet been resolved. Camera at basketball court would help counter any issues of potential vandalism. Michael reports that it would cost \$1,150 (\$675 for the backboard and \$475 for the installation). NEI is proposing to replace the current DoorKing software with KeyScan. The proposals would include a total of four relays, which means the Association would not have to purchase any additional relays if the Board approves the installation of a basketball fence. Possibilities of erecting “No Trespassing” signs at the basketball courts and behind the tennis courts to prevent dumping behind the tennis court fence. Hours of operation for all of the amenities and number of “No Trespassing” signs can be ordered by Michael for \$43 each.

Pool cabana access motion – Key scan no annual subscription fees on keys, so it would save the community \$200 annually. Better management of access control issues.

NEI Invoice - \$2,995 for tennis court gate access expense. Michael recommends being pulled from reserves, as opposed to operations expense.

Motion 170814a: Motion to approve \$2,995 expense from reserves to pay for tennis court access. Reserves or operations budget. Harry and Shannon vote aye and John Melzer votes no. Motion did not pass.

Proposal to remove a dead black willow tree near 803 Slope Creek Way. Michael waiting for board to make a decision. Michael also entertaining proposals to remove dead tree behind 123 Oak Haven.

Next meeting –Monday, September 11th at Hickory Flat Library from 6:30 pm until 8 pm.

Board Meeting Concluded at 8:05 pm.

