

# **Mill Creek Homeowner Association, Inc. Phase I Fall Meeting Minutes**

## **October 29, 2014**

**Held at K of C Hall, 2200 South Meadowbrook Road, Springfield, IL**

Meeting called to order at 7:00pm by Vice President, Jim O'Brien.

Board Members present: Jim O'Brien, Jim Harrington, Jill Stoops, Julie Sundquist and Sharon Patterson

Treasurer Report: Jim Harrington reported current balance \$57,661.00

Detention Area: Jim Harrington reported that the bottom edge of the area along Meadowbrook Road has been graded, geotextile fabric and rock being placed on top. This will allow the two inlets from Meadowbrook Road to flow to the exit drain in the northwest corner where it goes under Meadowbrook Rd. The main tile from the east end to the west end had been silted-in but was opened last year. It now has geotextile and rock at its inlet and outlet. The silt and debris have been removed and water is flowing as it was designed to do. Rain kept the contractor from finishing off some of the rough areas but he will return as soon as the ground is dry enough. Jim withheld \$400 until the job is complete. There seems to still be a problem with water ponding over the center of the tile run and Jim is seeking the advise of a irrigation specialist next week. Anyone interested in attending is invited to do so. Jim O'Brien has talked with the city engineer and was told that since nothing has changed since the original design, we did not need an engineering firm to reassess the design. Years of silt built up on top of the drain tile caused the drainage problem, which has been cleared. So far we have spent \$6,000. Jim Harrington made a motion to approve \$5,000 for future work to be done if needed this year to assure the tile functions properly. Larry Scheufele seconded the motion. The motion passed by a unanimous vote. Jim was thanked for all the time he has devoted to this project.

Trisha Becker at 3912 Rocky Falls Road asked by email for approval to plant weeping willow and cedar trees on the common area at the rear of her property. A vote was taken and approval was denied by a vote of 5 in favor and 9 opposed. The HOA is responsible for maintaining the trees and any liability. We currently spend several thousand dollars each year trimming and removing the trees that we have now.

Garage Sale: Jill Stoops and Julie Sundquist reported eight to ten families participated. Low participation may have been due to the holiday weekend and last minute planning. Since the cost of the advertisement is only \$35 it was felt we would plan a Spring sale when more homeowners would be likely to participate.

Web Page: The possibility of developing a web page for MCEHA was discussed at the June meeting. Kurt Burg has volunteered to help us develop one. Thank you Kurt.

Delinquent HOA dues: At present we have only one delinquent homeowner, who will be referred to our attorney. A late fee of \$8.50 per month has been assessed starting with the 2014-2015 fiscal year. As well as imposing on the officer's (unpaid) time additional charges are incurred when the accounting firm has to rebill late payers. Article VI, Section 10 of the Covenants provides for the collection of delinquent dues. These include late charges, cost of collection, reasonable attorney fees as well as a lien being placed on the property. A motion was made by Jim O'Brien and seconded by Jill Stoops to add the late fees to next years statement for any homeowner that paid this year's dues late but did not pay the late fee. The motion passed by a unanimous vote.

Homeowner Directory: The directory is about 90% completed. Jill and Julie hope to have the project ready for printing soon. Cost has not been determined. Thank you ladies for all your time and efforts.

Neighborhood Watch: Block Captains are still needed for several streets. The problems we have had in the past with text messages from AA Telemessaging continues. We will discuss continuing the service at the Spring HOA meeting.

Complaints: Issues have arisen regarding poultry being kept, boats and trailers being parked on properties, as well as trash containers remaining in public view. The Covenants address these issues in Article VIII. Letters will be sent to those homeowners.

Motion made and seconded to adjourn the meeting at 8:01pm.

Respectfully Submitted  
Sharon Patterson  
Secretary, MCEHA