

Mill Creek HOA Meeting Minutes – Spring 2014 Meeting
June 16, 2014

Call to Order: Jim O'Brien VP, called the meeting to order at 7:36pm.

Present: Jim O'Brien, Julie Sundquist, Jim and Tina Harrington, Mary Beth Cohen, Richard Burd, Bob Lex, Larry Scheufele, and Jill Stoops.

Absent Directors: Tom Walsh and Sharron Patterson.

Budget: Mary Beth Cohen made a motion to approve the budget as presented in the meeting notice. Seconded by Bob Lex. \$3,000.00 is listed as a "placeholder" for detention pond care. We have \$56,028.32 in the checking account currently per Jim Harrington, treasurer.

Jim O'Brien stated that our income is about equal to what we are paying out yearly and that will allow us to keep a \$50,000.00 average in the checking in case we need it for a huge storm clean up. The fence along Old Jacksonville Road has been replaced recently and should last a many years before needing more maintenance.

Meadowbrook Road Stormwater Detention Area: The contractor who dug out the blockage in the tile between the intake and outflow structures couldn't get in this past winter because of the cold and now it is too wet. Debris still needs to be removed, rodent guards put on the end of the tile, and the flow area at each end of the tile finished with rock and geotextile. It was suggested by Jim O'Brien to also have geotextile and rock laid parallel to Meadowbrook Road since there are two inlets there from storm drains where water flows into the detention area. This will hopefully allow our mowing contractor to be able to get in to mow more frequently and allow better drainage. The landscaping company that mows currently doesn't get paid for the detention area unless they mow it and that is about \$200 each time. They have not been able to mow yet this year because it is too wet.

Homeowner Directory: Julie Sundquist and Jill Stoops are compiling the updated names and phone numbers. Thanks were given to all that are helping to get updates for their streets. Phase II addresses will not be included at this time, but we may look to coordinate when they have their own association in the next year or two. Jill Stoops had talked to Art Seppi this month and he stated there are 3-4 more plats to be developed in Phase II and at least 2-3 need to be sold and developed before it will be turned over to those homeowners to run their own association. There was mention that the back end of Phase II will have Greenbriar Drive connect up to Checkerberry Lane at some point. It was discussed that we may not necessarily want to join Phase II in their association since they will have the pond issue to deal with, but we could certainly work with them on the address book, as well as, the Neighborhood Watch alert system.

Garage Sales: No one present knew who put out the garage sale signs. It used to be Lynn Raymond, but we have heard that she retired and moved to Florida. Jill Stoops placed a note on the sign the responsible party to call her without result. Julie Sundquist had been contacted by Kyle Killebrew about sponsoring our neighborhood garage sales. Julie told him she would get back to him once we found out who is doing it now. Jill will try to contact to Lynn Raymond to see who she gave the signs to.

Web page: Bob Lex's son-in-law does web pages for a living. Bob will ask him if he could develop a very simple one for MCEHA where we can post our Covenants and Bylaws and have information for new homeowners. We may be able to post meeting minutes and notices as well. Currently we only have a Gmail account for board members to access and for neighbors to contact us with questions, concerns, and landscaping / house plan changes. It is millcreekboard@gmail.com

Entrance Landscaping: Julie Sundquist has spoken with Denis Moscardelli of Pleasant Nursery, Inc and they developed ideas to replace the dead foliage at the front entrance and adding more mulch and rock to cover the hoses. Julie will call Denis and clarify some of the items on his list of suggested changes (i.e., grasses, mulch and daylily transplants) before going ahead and having them do the work. All in attendance agreed to the changes Pleasant Nursery had proposed and approved doing the work after the clarifications are made. Jim Harrington will contact Lawn Pro who has previously worked on the irrigation system at the entrance to make sure it is working as designed before the landscaping is done. Jill Stoops made a motion to add to the budget a line item of \$2,000 for landscaping upgrades for this year only. The motion was approved by all in attendance. Jim Harrington will contact the mowing company and let them know that per the contract they are supposed to be weeding the landscaping in the front and median weekly when they mow and they have not been doing that. Julie and Jill did weeding yesterday.

Side note: We spent nearly \$400.00 in attorney fees to get a fence moved off MCEHA property on Surry Place Lane near Old Ivy. It was placed without the MCEHA board's knowledge or permission. There are two narrow lots that allow storm water drainage from the pond in Phase II, should it ever overflow. The fence has been moved and Mary Beth Cohen suggested we put out a reminder to homeowners to check with the association before planting trees or putting up fences to make sure it is not on our common ground area and otherwise meets the conditions of the covenants.

Neighborhood Watch: Jim O'Brien said he has had trouble with sending test text alerts in February and asked for help in working with the service provider to resolve this. Also help is needed to go through the list of those homeowners who signed up, to keep it current. No one volunteered at the meeting, anyone who can help please contact Jim or email the board. AA Telemessaging is the company we use at a cost of \$35 per month. Jill Stoops had previously looked at other companies but they were either not interested or way more expensive to use.

Update on burglaries: There was one on Stonebridge about three weeks ago where someone broke a window and screen in the back of a house and ransacked the interior, apparently looking for jewelry but nothing was taken. There was another almost two weeks ago on Millstone where they used a crowbar to pry open the people door on the garage to get into the house and did steal jewelry. The offenders have not been caught, police do not currently have any leads and the owners were told to check local pawn shops for their jewelry.

Other: Larry Scheufele said there was a dead tree in a common area that needs removed. Jim said that there were no other trees slated for removal in MCEHA property this year. Larry will get estimates.

Bob Lex said he would like to opt out of the written version of the meeting notices and just get them via email. Jim O'Brien stated that we have to provide a paper copy to all homeowners pursuant to the covenants and by-laws. Jim has been using an internet service called Click-2-Mail to send out notices for less than we would spend to print and buy stamps.

Adjournment: Mary Beth Cohen made a motion to adjourn the meeting at 8:25pm and Bob Lex seconded the motion.

Respectfully submitted,

Jill Stoops – Director, for Sharron Patterson - Secretary.