

Mill Creek Estates Homeowner Association, Inc. Phase 1

November 1, 2015

1:00 PM

Held at Kerasotes YMCA

Meeting called to order by Vice President, Jim O'Brien.

Board Members present: Jim O'Brien, Jill Stoops, Julie Sundquist, Bruce Bonczyk, Mary Beth Cohen and Sharon Patterson.

Treasurer Report: Julie Sundquist reported our bank balance is \$51,929.18. Julie has been our interim Treasurer since Jim Harrington resigned. Jim and Tina Harrington have moved to Texas.

Guest Speaker: Ward #10 Alderman, Ralph Hanauer stated that he has started a facebook page called "Springfieldillinoisward10". He will try to keep it up to date with happenings in our Ward. He gave an update on changes to Archer Elevator Road. A roundabout will be put in at Archer Elevator and Iles in the near future, The apartments that Corky Joiner has put in will be over \$1,000.00 per month. So no Section 8 Housing should be in that area. Cobblestone Neighborhood has sued Mr. Joyner and lost. They plan to file suit again.

Web Page: Jill Stoops requested three bids for Mill Creek Estates website. Of the three, one no longer is interested in bidding, the second did not get their bid in on time and the third bid from Refresh was received on time. A motion was made, seconded and passed to accept the bid for developing the website for \$750.00.

Unpaid Annual Assessment Dues: Letters will be sent to those homeowners. If not paid within 10 days will be turned over to attorney for collection. Penalty could include placing a lien of the property.

Downstream of the Retention area: Drainage area on west side of Meadowbrook across from retention area is overgrown with weeds and small trees. Motion was made, seconded and passed to get bids to clean up the area. Bids are to be made to do the work in stages as to how far back clean-up is to be done.

Irrigation System: Our current system consist of soaker type hoses. Over time these are deteriorating due to exposure to sun and road salt. When winterization is done we will get a bid to have these replaced.

Increase Annual Assessment Fees: It was decided to discuss this at the spring meeting when the budget is prepared for next year.

Elections: Nominations for Board of Directors were, Eddie Simpson-Treasurer and Pete VanGieson-Director. Both accepted. Vote was taken and elected unanimously. Thank you Eddie and Pete and welcome to the Association Board.

4073 Mill Stone Drive: This property has been purchased by Pathway Services Unlimited to be used as a group home. They removed one of the single garage doors replacing it with siding and a single entryway door. Per our covenants all residence are to have attached garages of

no less than two car or no more than three car. Also prior approval from the Association Board before altering the exterior of residence. A letter was sent from the Association attorney, Alex Rabin. Pathway is to replace the garage door in a functional condition to comply with Covenants. Pathway offered to replace the window on the south side of the garage with a entry door and a path from the driveway to the door. The Board is to receive a sketch and drawing of how all of the work is to be done for final approval by the Board. This would be the same requirements any resident is required to do per the Covenants.

Neighborhood Watch: Margaret Boncyk volunteered to be the Block Captain for the 3900 block of Rocky Falls. Thank you Margaret.

A motion was made and seconded to adjourn the meeting at 2:20 PM.

Respectfully Submitted

Sharon Patterson, Secretary