

# **Mill Creek Homeowner Association, Inc. Phase 1**

**May 17, 2015**

**4:00 PM**

## **Held at Kerasotes YMCA**

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

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

Treasurer Report: Jim Harrington presented the proposed budget. Larry Scheufele made a motion to approve the budget as presented. The motion was seconded and passed by unanimous vote. Jim Harrington stated that we are spending more each year than we have coming in and that maybe we should consider increasing the yearly fee. This would allow us to have a bigger reserve in the event of emergency. In the past we have used our reserve funds versus special assessments. This is something we will readdress in the fall.

Web page: Steve Minder stated he would like the opportunity to bid the development of a website for us. Jim O'Brien and Jim Harrington both expressed problems with consistency of our current alert provider. Hopefully we could have a way to have a combined alert system and a website. A motion was made by Mary Beth Cohen to allocate up to \$1,000.00 for the website. The motion was seconded by Jill Stoops and passed by unanimous vote.

Entrance Maintenance: Sharon Patterson made a motion that we get bids to have the front brickwork and fence cleaned and preservative applied. Mary Beth Cohen seconded the motion and passed by unanimous vote. Sharon will get bids and report back to board members.

Meadowbrook Detention Area: Concerns were raised about standing water and the removal of trees by several homeowners bordering the area. Jim Harrington explained that several of the trees were dead and the roots from the willow trees were interfering with the drainage from the laterals. Rock Solid Landscaping will grade and remove the debris then we will determine the need for reseeding. Questions were raised as to why the Board spent more than had been approved at the Fall Meeting. Jim Harrington explained the need to do the work in the winter months when the ground was frozen. The area has not been dry enough for equipment to get in to do the work for several years. The summary for all work on the Detention area was included in the meeting notice mailer. The Board of Directors met on December 21, 2014 and voted to proceed with the work to begin as soon as the ground would allow equipment in rather than delay until spring and face the same "to wet" problems. Bruce Bonczyk volunteered to become a Director. Bruce was nominated and seconded to fill the vacancy for Director. A vote was taken and passed. Welcome to Bruce. We look forward to your participation.

Lorie Minder made a motion to adjourn the meeting and seconded by Mary Beth Cohen at 5:00pm.

Respectfully Submitted

Sharon Patterson, Secretary