

Mill Creek Estates Homeowner Association Inc. (Phase I)  
Springfield Illinois  
June 4, 2017 at 3:00 p.m.  
Held at Kerasotes YMCA

**Board Members Present:** Bruce Bonczyk, Peter Van Gieson, James O'Brien, Eddie Simpson, and Julie Sundquist.

President Bruce Bonczyk called the meeting to order at 3:02 p.m. There were 16 members represented in person and 27 by proxy, which met the quorum requirement of 21 members represented, as explained in the meeting notice.

Mary Beth Cohen has resigned from the board of directors. She is thanked for her many years of service as director.

The fall 2016 meeting minutes were accepted by unanimous vote.

**Treasurers Report:** The fiscal year ends June 30. A proposed budget was presented in the meeting notice and was available to the meeting participants. Our balance on hand was \$41,996.08 as of 6/04/17. The budget for the coming fiscal year was discussed. Mowing expense has been higher this year than in the past due to the spring rains. The budget also contains \$3,000 as a non-recurring expense to cover expected engineering fees to address the drainage in the retention area. Other budgeted expenses are in line with previous costs for maintaining the association and its property. The proposed budget was adopted by unanimous vote. Additional expenses for the detention area will be voted on separately at a future meeting.

**Neighborhood Watch:** Officer Scott Ligon of the Springfield Police Department has been our neighborhood police officer since January 1. His email is [scott.ligon@springfield.il.us](mailto:scott.ligon@springfield.il.us). His cell phone is **217-741-0987**. Report an emergency to 911. If you see suspicious activity you can call Scott or the police non-emergency number **788-8311**.

Scott said that Mill Creek has had very little crime in the past year. Most calls were for EMS response or to report suspicious persons or vehicles. No problems resulted. Scott provided copies of city ordinances requiring itinerant merchants, peddlers and solicitors to be licensed and the exceptions to that requirement. These ordinances will be posted on the <http://www.millcreekestateshoa.com> website. There is a way to post premises for no solicitors.

Starting January 1, the neighborhood watch answering service was discontinued. We began using a free social media service called **Nextdoor**, which can be found at [www.nextdoor.com](http://www.nextdoor.com). Many residents have already signed up there. It offers the ability to post messages or urgent alerts. You can sign up for it yourself; you do not need any intervention by the MCEHA board or directors. Jill Stoops and Julie Sundquist are available to explain this service. If you find the notifications too numerous, you can adjust what information that you receive in the settings menu. Jill and Julie can assist if you need help with that.

The City of Springfield has a citywide messaging alert service that is also free. Go to the city website, [www.springfield.il.us](http://www.springfield.il.us). On the top of this website go to "I Want To.." and choose "Sign Up For.." and "City Text Alerts". Residents can sign up for various emergency alerts from blizzards to high winds to flash floods. A street address and either a text-capable cell phone or an e-mail address must be provided.

**Lot 1005, creek bed on west side of Meadowbrook:** This is located one lot north of Southwoods Drive. Our contractor has cut back brush encroaching on the sidewalks. However, there are some larger trees and vines that seem to have branches that may be a safety hazard in the future. Peter Van Gieson has obtained estimates and the board has authorized work to maintain this area.

**Mill Creek Entrance:** It was noted that there is a leaning crabapple tree that needs to be staked. The irrigation soaker hose needs to be reburied in the landscape rock and some weedy brush removed. Bruce Bonczyk will follow-up now.

**Web-Site:** Our web page is up and running. Please take a look at:

<http://www.millcreekestateshoa.com>

It has various documents and maps, including the covenants and by-laws, historical meeting notices and meeting minutes, and other items of interest.

**Meadowbrook Detention Area:** A professional engineer has reviewed the site and provided a preliminary proposal to address the lack of drainage. Over the past few months the board members have reviewed the proposal and submitted questions. Bruce Bonczyk will meet with the engineer soon to finalize a plan. The preliminary estimate is that the proposed work will cost \$18,500. This would include engineering/permitting, demolition of some existing field tile, drainage improvements and seeding after the improvements are installed. Knowledgeable persons have looked at the cost estimate and said it seems reasonable. Once the plan is finalized the board intends to have the construction bid by several reputable contractors. A member expressed concern that cost of these repairs is likely to take an additional one-year's worth of annual fees on top of what has already been spent even though the funds are coming from our reserves. The concern was also raised that past efforts have not resolved the problem and funds continue to be spent without firm results. The Board pointed out that siltation has changed the drainage over the years and it now needs to be repaired. Other members commented on issues related to the appearance and mosquito control, and the Board advised this is just part of a system of drainage, and the runoff comes in part from other subdivisions. The Board is taking additional steps to proceed with a licensed engineer and will use a more formal contract with a well-defined scope of work. While a limited number of homes surround the detention area, comments and complaints have come from residents all over the association, ranging from unsightly appearance, safety issues with children, mosquito issues and other issues. The goal is to come up with a corrective design that incorporates the majority of such comments, balancing the costs of correction. It is anticipated that a membership vote will be taken on the final contract at either the regular fall meeting or a special meeting.

For a detailed summary of the history of detention area issues, see the Spring 2015 meeting notice and the Fall 2016 meeting minutes on the association website.

**Election of Officers and Directors:** The covenants and by-laws anticipate that there will be an odd number of board members. With Mary Beth Cohen's resignation there are only six willing to be elected. No nominations were made from the floor at the meeting. The existing officers and directors agreed to another term and were elected by acclamation. Anyone willing to be a board member can contact Bruce Bonczyk.

President -- Bruce Bonczyk

Vice President -- Peter Van Gieson

Treasurer -- Eddie Simpson  
Secretary -- James O'Brien  
Director -- Julie Sundquist  
Director -- Jill Stoops

A motion to adjourn the meeting passed at 4 p.m.

Respectfully Submitted,

James O'Brien, Secretary