

Mill Creek Estates Homeowner Association Inc. (Phase I)
Springfield Illinois
May 22, 2016 at 3:00 p.m.
Held at Kerasotes YMCA

Board Members Present: Bruce Bonczyk, Mary Beth Cohen, Peter Van Gieson, James O'Brien, Sharon Patterson, Eddie Simpson, Jill Stoops, and Julie Sundquist.

Guests: Attorney Sean Miller of Sgro, Hanrahan, Durr, Rabin and Bruce LLP (association attorney); Daren Bohannon from Mosquito Squad (pesticide business)

Annual Budget: The proposed annual budget was prepared by Treasurer, Eddie Simpson and published in the meeting notice that was previously mailed to all lot owners. The largest expense we have each year is mowing. Bids were received in March and a contract was awarded to Lawn Perks. This is the first year using Lawn Perks. Any complaints or compliments regarding landscape maintenance should be directed to Bruce Bonczyk. A motion to accept the 2016-2017 Proposed Budget was made by Jill Stoops, seconded by Julie Sundquist and passed by unanimous vote.

Mosquito Control: Daren Bohannon with Mosquito Squad presented a proposed mosquito control program for the detention area. Controlling the mosquito population in this area would benefit all residents by "knocking down" the number of breeding mosquito. He has applied the first application free of charge. Daren explained the chemicals used and the schedule for treatment based upon testing of the area. Questions regarding the effect treatment would have on pets, butterflies and bees were raised, and answered. Jill Stoops has been in contact with Steve Hall, from the Sangamon County Health Department. They would use the same larvicide but treat free of charge. This would depend on funding from the State, which at this time is uncertain. With the State budget restraints at this time it was felt we couldn't rely on the county to treat regularly. A motion was made by Bruce Bonczyk and seconded by Peter Van Gieson to accept a not to exceed bid for \$1,500.00 for Mosquito Squad to provide mosquito treatment to the retention area for the 2016 season. Depending on the weather and larvae count, less applications may be required. The motion passed by unanimous vote.

Group Home on Mill Stone Drive: The home at 4073 Mill Stone Dr. was purchased last year by Pathway Services Unlimited to be operated as a group home for disabled residents. The home was modified to accommodate 3-4 residents. Some of these modifications did not comply with the MCEHA Covenants. A letter was sent to them from our attorney and they did rectify those modifications. They also did not obtain city building permits for renovations until a complaint was made to the zoning and permit department. A number of issues have arisen with the neighboring residents. Neighbors expressed that they have no objections per se to the group home or its residents. However, parking has been the biggest issue. There have been as many as 11 cars parked in the cul-de-sac on certain days. Group home residents are not at the residence from approximately 8:30 am to 3:30 pm during the week. Still there seems to be an unusual amount of traffic, especially on certain days. Two large transport buses are usually parked overnight. Attorney Sean Miller gave a slide presentation explaining some of the Fair Housing Act laws and Pathway's rights as well as the rights of homeowner associations. At this point communications are being handled between attorneys. The Board has asked if we could have a contact person at Pathway that we could sit down with and discuss our concerns in a neighborly fashion. Our request was been denied, with a response that all matters should be handled through counsel. We are not the only HOA in the city experiencing some of these concerns. Ward 9 has voiced similar concerns.

Violation of Convents: It was decided a letter should be drafted that would be sent to all residents explaining the plan of action and possible fines to violators. This will be discussed at the fall meeting.

Neighborhood Alert: We haven't had much activity on our alert system. This is a good thing. The Neighborhood Watch is still in place. The best line of defense is to keep your eyes open in your neighborhood and communicate any suspicious activity. Remember the number to call to report an alert is 787-7882. Our Neighborhood Police Officer is Ed Higginson at 741-0987.

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

<http://www.millcreekestateshoa.com>

Trees on Common Area: There are a number of trees on the common areas near the creek and wooded areas that could pose a danger to private property or children playing nearby. A suggestion was made to have an arborist give us a plan for future removal of dead trees. Jim O'Brien made a motion to get bids, and seconded by Mary Beth Cohen and passed by unanimous vote.

Meadowbrook Detention Area: Bruce and Peter reported on contacts with Rock Solid, the company that we contracted with last year to perform work on the detention area. We are still experiencing a drainage problem. We have asked Rock Solid for a credit for material and work not performed as contracted. Conversations and letter have been exchanged with them claiming they did nothing wrong. Bruce will meet with our attorney to determine our next course of action. Bruce and Peter will report back with suggestions. Jay Winkleman made some suggestions on a drainage solution. A committee to develop options for getting the detention area drainage to work better was formed to include Bruce Bonczyk, Peter Van Gieson and Jay Winkleman.

Election of Officers and Board of Director: Voting was done on paper ballots. Nominees were: President: Bruce Bonczyk, Vice-President: Peter Van Gieson, Treasurer: James (Eddie) Simpson, Secretary: James O'Brien. Directors: Mary Beth Cohen, Sharon Patterson, Jill Stoops and Julie Sundquist. All were elected. There were no write-ins.

Motion was made and seconded to adjourn the meeting at 4:55.

Respectfully Submitted,

Sharon Patterson, Secretary