

Mill Creek Estates Homeowner Association Inc. (Phase I)  
Springfield Illinois  
November 13, 2016 at 3:00 p.m.  
Held at Kerasotes YMCA

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

President Bruce Bonczyk called the meeting to order at 3:07 p.m. There were 17 members represented in person and 24 by proxy, which met the quorum requirement of 21 members represented, as explained in the meeting notice.

Sharon Patterson has resigned from the board of directors because she has moved out of the neighborhood. She was recognized for her many years of service as director and officer.

**Treasurers Report:** The fiscal year ended June 30. Net income exceeded expenses by \$167.96. Our balance on hand was \$45,048.60 as of 11/08/16. No extra-budget expenditures have been necessary since the spring meeting when the current budget was adopted. The Treasurer's report was accepted by unanimous vote.

**Neighborhood Watch:** It was explained that we have had an answering service for several years to answer our neighborhood watch hotline on a 24/7 basis. Their performance has been sub-optimal in that not everyone who is on the list to receive alerts by email or text has been receiving the alerts or text messages. The service does not seem to be willing or able to correct this. While we have not had much adverse activity in the neighborhood to trigger alerts, some way of quickly communicating crime or suspicious activity seems desirable. The directors have been looking into alternatives, but have not found a cost-effective alternative until recently.

It was suggested that we try 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 (75 as of 11/20/16). 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 will be going door-to-door to explain this service.

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.

Other social media alert options exist that operate on a for-fee basis. If **Nextdoor** doesn't work out for us, MCEHA will continue to collect information on who is interested in neighborhood watch alerts and build a database in case we decide to move to another option. You can mail back the flyer in the fall meeting notice or send the information to [Millcreekboard@gmail.com](mailto:Millcreekboard@gmail.com). Based on the availability of these other options, a motion was made and carried to stop the AAA Telemessaging service as of December 31, 2016.

Officer Edward Higginson (217-741-0987) will continue as our neighborhood police officer until January 2017 when Officer Scot Ligon will take that position. The SPD has a web page with their contact information (Scot's isn't up there yet).

**Group Home on Mill Stone Drive:** Bruce Bonczyk met with Pathway Services Unlimited regarding parking and traffic problems. Since the meeting the situation seems to have improved and they are generally conforming to the rules and regulations and have responded when issues were noted.

**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. The Peter Van Gieson will head a committee to look into additional trimming in this area to abate safety hazards.

**Mill Creek Entrance:** It was noted that there is dead landscaping that needs cleaned up. Sharon Patterson was previously our point of contact with the landscaping contractor. 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:** Rock Solid has not responded to our request for reimbursement for material and work not performed as contracted. Legal fees are likely to exceed the amount we could recover if we proceed with legal action. The board will consider what further action regarding Rock Solid is prudent.

Some residents expressed concern about the look of the area, which is now half mowed, half waterlogged, and has had mature trees removed. The tile that was recently mis-installed is still not properly draining the area. The city engineer has previously stated that this area was designed to be a normally dry detention area and not a wetland. The trees were removed on the recommendation of a tile expert, to remedy plugging of the tiles.

It was suggested that we look at an approach to both drain the standing water and make the area more esthetically pleasing. These are not mutually exclusive goals. It may be necessary to start by re-grading the whole area, so that there are not random low spots and high spots that trap water. A challenge is that the gradient from the inlet on the east to the outlet on the west is very low with only a reported 14-inch drop.

A committee was tasked to develop options for getting the detention area drainage to work better and re-landscape it. Bruce Bonczyk, Peter Van Gieson and Jay Winkelman volunteered.

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

A motion to adjourn the meeting passed at 4:15 p.m.

Respectfully Submitted,

James O'Brien, Secretary