

Mill Creek Estates Homeowner Association Inc. (Phase I)
Springfield Illinois
May 20, 2018 at 3:00 p.m.
Held at Kerasotes YMCA

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

President Bruce Bonczyk called the meeting to order at 3:05 p.m. There were 12 members represented in person and 27 by proxy, which met the quorum requirement of 21 members represented, as explained in the meeting notice.

Elections: As is our practice, the Board resigned and officers and directors were elected. The previous officers and directors were nominated. A member J.B. Harper nominated himself from the floor for the vacant Director position. Julie Sundquist also nominated Diane Boyle. After a quick conference, Diane withdrew her nomination. The members present unanimously elected the slate of nominees by voice vote: Bruce Bonczyk as President, Peter Van Gieson as Vice-President, James O'Brien as Secretary, Eddie Simpson as Treasurer, and Julie Sundquist, Jill Stoops, and J.B. Harper as Directors.

Treasurers Report: The fiscal year runs from July 1 through June 30. As of May 20, 2018 all bills received have been paid and the association account balance was \$44,415.14. RSM who has performed accounting services for the association for several years no longer wants to provide these services for us. The HOA board now plans to use an automated mailing service, as is done for the meeting notices, to send out the fee invoices to property owners. Eddie Simpson, our current treasurer, will be receiving the fees and depositing them. The board will hire a qualified tax preparer.

Budget Approval: As required by the covenants a proposed budget was mailed to the association members as part of the meeting notice. Mosquito abatement services for the detention area were not budgeted this year based on a lack of complaints. This can be revisited if we have excessive mosquito problems. There were no other questions. The budget was unanimously approved by voice vote.

Common Area Trees: Trish Becker noted that some of the trees on lot 1006 (upper retention area at the east cul-de-sac of Stone Bridge Road) had dead branches. Peter Van Gieson will be contacting a tree trimmer in the near future to address those and a few other trees. Members should email the Board of any other trees on accessible common areas that may need trimming or be a safety hazard.

Neighborhood Watch: Officer Scott Ligon of the Springfield Police Department is our neighborhood police officer. His email is 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 was not at this meeting but will try to come to meetings when the residents request it.

Last year we began using a free social media service called **Nextdoor**, which can be found at www.nextdoor.com. Many residents have 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. 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.

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: The work discussed at the membership meeting last November is in the planning process. The engineer retained prepared preliminary plans and did so based on conversations with appropriate City staff. In order to avoid extra expenses related to reviews and permits, the work is being considered to occur in smaller phases. The engineer is now developing a final set of plans to proceed in phases, in order to obtain final approval and pricing. If that work is done in two phases only a City of Springfield permit will be needed and application for a permit from the Corp of Engineers can be avoided. [See previous meeting minutes and meeting notices on the website to review the history of detention area issues.]

A motion to adjourn the meeting passed at 3:35 p.m.

Respectfully Submitted,

James O'Brien, Secretary