

Mill Creek Estates Homeowner Association Inc. (Phase I)
Springfield Illinois
May 19, 2019 at 3:00 p.m.
Held at Kerasotes YMCA

Board of Directors Members Present: Bruce Bonczyk, James O'Brien, Diane Boyle, Eddie Simpson, and Julie Sundquist.

President Bruce Bonczyk called the meeting to order at 3:02 p.m. There were 13 members represented in person and 26 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. 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 Diane Boyle as Directors.

Treasurers Report: The fiscal year runs from July 1 through June 30. As of May 19, 2019, all bills received have been paid and the association account balance was \$36,588.21. Eddie Simpson, our current treasurer, received the annual fees last year and deposited them. He has not been successful in finding an accounting service to do this. Eddie will continue to receive the fees and the HOA board will continue to use an automated mailing service, as is done for the meeting notices, to send out the fee invoices to property owners. 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. A motion was adopted to insert a line item for tree trimming and removal on association property it will be funded in 2019-2020 from late fees collected last year in the amount of \$2,000. The need for this occurs randomly and is not easy to predict but adding a line item will enable us to track it in the future. The amended budget was then unanimously approved by voice vote.

Common Area Trees: It has been previously 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. There are also two dead ash trees in the retention area. Last year trees that fell from the common area along the creek to the west of Meadowbrook and south of Old Mill Lane were removed when they broke due to storms. Members should email the Board of any other trees on accessible common areas that may need trimming or be a safety hazard.

Meadowbrook Detention Area: The work discussed at previous membership meetings in 2017 and 2018 has almost been finished. The bottom of the retention area was regraded to drain toward a central swale leading from the inlet on the east to the outlet control box on the west (near Meadowbrook). In addition, two solid pipes were installed on either side of the central swale to convey water from a small holding pond on the east directly to the outlet. These pipes have been flowing as expected to move the base flow from the inlet directly to the outlet and prevent it from spreading out. The grading and swale will convey larger storm surges to the outlet. As the area dries out this season additional grading will occur where soil was been moved and piled up. As the swale becomes vegetated, the erosion-prevention fences will be removed. The landscape maintenance contract has provision for mowing the bottom of the

retention area whenever it is dry enough in order to control cattails and other tall vegetation that encourages mosquitoes.

Pet Feces:

Residents noted that some people are not picking up after their dogs when they defecate on other residents or common property. **Please be considerate and pick up your dogs' leavings.** Not only is this occurrence illegal, but it is a public health threat. If such occurrences continue it may be necessary to involve the city or county officials. Photographs of the offending dog and their walkers have been taken in several instances.

A motion to adjourn the meeting passed at 3:45 p.m.

Respectfully Submitted,

James O'Brien, Secretary

End Notes

Neighborhood Watch: Officer Michael Burmeister of the Springfield Police Department is our neighborhood police officer. His email is michael.burmeister@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. (Note: His email address was misspelled in the meeting notice attachment.)

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.