

**Mill Creek Homeowners Association**  
Board Meeting  
August 4, 2009

Summary Minutes

1. **Meeting convened.** The meeting convened at 7:30. Board members attending were Neal Grandy, Brian Markot, Kevin O'Connor, Janet Eden, and Addeane Caelleigh.
2. **Minutes.** The minutes for the July meeting were discussed, corrected, and accepted contingent on final revisions.
3. **Homeowners' issues/comments/concerns**  
No homeowners brought up issues for discussion or decision.
4. **Treasurer's Report**  
As of July 31, the HOA had \$11,184.63 and \$10,000 in a CD.
5. **Old Business**
  - a. **209 Alpine** — about clean up. The cleanup is not complete; Common Grounds Committee will go see the results.
  - b. **1318 Gristmill** — about the addition that does not meet Mill Creek architectural guidelines. The president will notify homeowners of the need to meet HOA guidelines about the addition.
6. **Common Grounds Committee**
  - a. **175 Bryan Court** (Gristmill & Bryan) — about removing pine trees. The homeowner(s) want to take out dying pine trees and replace with cypress. A committee member will visit. Decision is pending inspection by the committee.
  - b. **1235 Copperstone** — about clearing a common-area culvert. The area gets overgrown and needs to be cleaned up every 2-3 years. The question raises again the issue of what the HOA is responsible for on common grounds.
7. **Architectural Review Committee**  
No architectural issues were raised.
8. **New Business**
  - a. **September newsletter.** The Board decided that the following items should definitely be included: correction about name of former newsletter editor; information on the Block Party; article about all trash removal companies.
  - b. **Block Party.** The party is scheduled for Saturday, September 19 (3<sup>rd</sup> Saturday), with Sunday, September 20, as a rain date.
  - c. **Vendor solicitations.** A local businessman approached the President with concerns about "black roof stain" that can spread to other houses. He wanted the Board to notify homeowners about the treatments. Board decision: The

Board should not be in the position of recommending vendors. Such recommendations should be left to homeowners who put recommendations on the Mill Creek website.

9. **Next board meeting.** The next Board meeting is scheduled for Tuesday, September 1, at 7:30, in the Calvary Baptist Church.
10. **Meeting adjourned.** The meeting adjourned at 9:00 p.m.

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The Summary Minutes were reviewed and approved, contingent on revisions, at the regular Board meeting on September 1, 2009. Revisions were made before the minutes were posted on the Mill Creek HOA website.