

**Mill Creek Homeowners Association  
Board Meeting  
Tuesday, February 8, 2011**

**Summary Minutes**

- I. Meeting convened.** The meeting convened at 7:50 p.m. The entire Board was present: Neal Grandy (President, Treasurer, and Common Grounds Committee), Brian Markot (Vice President), Addeane Caelleigh (Secretary), Janet Eden (Member at Large and Common Grounds Committee), Maritza Saavedra (Member at Large and Architectural Review Committee), and Sue Voreis (Member at large).
- II. Minutes.** Board members said they had not reviewed the minutes for January (which are posted in draft form) but would do so soon. The Secretary noted that the November minutes (when no notes were available) and December minutes (when notes were available) are not yet posted; she will make them available as soon as possible.
- III. Homeowner issues/comments/concerns**
- A. **Dog attack on January 31.** A Mill Creek homeowner's dog attacked the dog of a Lake Reynovia homeowner. The President has talked with both homeowners, and Animal Control was notified. The Mill Creek homeowner will pay the vet bills for the other dog and will keep his dog more securely penned.
- B. **Misdirected spotlights.** A homeowner had reported problems with a misdirected spotlight from a neighbor's yard. The light shined directly into the homeowner's bedroom. The two homeowners have resolved the problem amicably.
- IV. Treasurer's Report.**
- A. **Funds.** The Treasurer submitted a summary report on the association's finances: As of 1/31/11 the checking account had \$19,404.59, and the restitution fund contained \$1,817.02. The January bank statement was circulated and initialed by attending members. A few dues payments had not been deposited; all outstanding bills have been paid.
- B. **2011 Dues.** Overall, 170 homeowners have paid their dues (almost 80%), and the President-Treasurer is working to collect the remainder.
- V. Old Business**
- A. **Illuminating the Mill Creek sign.** The Vice President is still collecting information about the expense of various plans.
- B. **Pond escrow update.** The board held a long and varied review of the pond escrow account and the best approach to ending the escrow and splitting the funds. It was agreed that the President would work through the lawyer to finalize an agreement to split the

funds between Hunter Craig Builders and Mill Creek. The Board will hold a special meeting on Tuesday, February 22, to review and reach a decision about the account.

## **VI. Common Grounds Committee**

**A. Common area between Gristmill Drive and Lake Reynovia.** Common Grounds Committee member Janet Eden reported her recent experience with an attempt by a Lake Reynovia homeowner to cut down the large healthy pine trees in the Mill Creek common area that separated their two properties at 1309 Gristmill (and others along Gristmill Drive).

1. The Lake Reynovia homeowner had received approval from the management company for Lake Reynovia to cut down the trees. The Lake Reynovia homeowner and her next-door neighbor, who is a member of the Lake Reynovia HOA, thought that their properties included the Mill Creek common area.
2. After Janet Eden and Neal Grady provided adequate proof of the property lines, the tree clearance in the common area was halted.
3. The Board agreed that
  - i. Mill Creek officers need to speak about the issues at the March Reynovia Board meeting. Janet Eden will attend.
  - ii. The President will send a letter to Lake Reynovia's Board about the common area.
  - iii. Board members will work soon with Mill Creek homeowners along the common area to create unofficial boundary markers. Using existing property maps, the board members will help owners to put stakes at their property lines.
  - iv. The Board will explore having a formal survey done to verify the property line between the common area and the Lake Reynovia properties.

## **VII. Architectural Review Committee**

**A. 1286 Gristmill.** The President approved the homeowners request for replacing the storm door and patio door. These changes do not normally require approval, but the homeowners asked for approval.

**VIII. Covenants Committee.** There were no items for the Covenants Committee

## **IX. New Business**

**A. Election of officers.** There are no new Board members for 2011. The following shifts in responsibilities among the present members were agreed:

- Neal Grady, President and Associate Treasurer
- Brian Markot, Vice President and Treasurer
- Addeane Caelleigh, Secretary and Newsletter Editor (aided by Sue Voreis)
- Common Grounds Committee, Janet Eden and Sue Voreis
- Architectural Review Committee, Maritza Saavedra and Sue Voreis

**X. Next meeting:** Tuesday, March 8, 2011.

**XI. Adjournment.** The meeting was adjourned at 9:45 p.m.

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Board members had the opportunity to review and make changes to these Summary Minutes before they were posted.