

**Mill Creek Homeowners Association  
Board Meeting  
January 10, 2012**

- I. **Meeting convened.** The meeting was convened at 7:45 p.m. Present were Neal Grandy, President and Co-Treasurer; Brian Markot, Vice-President and Co-Treasurer; Adeane Caelleigh, Secretary and Newsletter Editor; Maritza Saavedra, Architectural Review Committee; and Sue Voreis, Architectural Review Committee and Common Grounds Committee.
- II. **Approval of December minutes.** The minutes of the December meeting, which had previously been read and revised by Board members and posted on the website, were approved.
- III. **Homeowners' issues/comments/concerns**
  - a. **"For sale" sign at 1327 Timberbranch.** A board member and another homeowner each reported the "for sale" sign in the front yard at 1327 Timberbranch Ct. The realtor was told that the sign must be removed because it was contrary to the sign was contrary to the Covenants. Also, the realtor was also informed that the mailbox post is not in the required style.
  - b. **"Deadbeat contractor" listed on Mill Creek website.** Homeowners from outside Mill Creek reported to a Board member that a contractor listed on the Mill Creek website had begun work on a project for them and then left it unfinished and they were unable to locate him afterwards. The contractor is Mike Boyle Construction. The Board discussed ways to improve the website's list of contractors recommended by Mill Creek homeowners: assure that all entries have a date (a few, like the Boyle listing, do not have dates) so that readers would know how old the recommend was; add a notice reminding readers to check the contractors' current credentials and performance record; and remove current names older than two years or that have no dates and ask Mill Creek homeowners to send in new recommendations. This topic will be discussed at the Annual Meeting.
  - c. **Clean-up of Mill Creek entrance.** The Board discussed the mistake made in having the northern side of the entrance cleaned up without seeking the permission of the "Mill Pond" neighborhood (officially Village Homes IV at Mill Creek). The Board had discussed at an earlier meeting how best to approach Mill Pond to ask them to pay part of the work and/or to give permission for our contractor to clean up their side of the entrance. At the December meeting, when members discussed hiring a specific contractor to complete the work before winter set in, members forgot to deal with the issue of Mill Pond. The President had already attempted to discuss the issue with Mill Pond representatives but was unsuccessful; he was referred to Mill Pond's management company but was unable to reach them.
  - d. **"Craig Homes" sign at entrance.** A Board member raised the issue of the sign that Craig Homes puts out on some weekends on Mill Creek property at the entrance. The sign directs drivers to the new Craig Homes development further south on Avon Extended. A Board member will contact Craig Homes.
- IV. **Treasurer's Report**
  - a. **Bank accounts.** The Mill Creek checking account totals \$50, 993.11 and the restitution savings account totals \$1,824.69. The bank statement for the checking account was circulated and initialed by Board members.
  - b. **Dues.** Dues notices will be mailed this week. Dues are due January 31, 2012. The Board re-affirmed its earlier decision to calculate late fees beginning February 1 and to seek warrants for debt for homeowners who have not paid their dues by April 30 (90 days after the January 31 deadline).
- V. **Old/Ongoing business: Updates on Working Groups**
  - a. **Taxes.** Nothing further to report on preparing filings on back taxes.
  - b. **Consultation with lawyer.** Board members are still attempting to set up an appointment to discuss several issues before the Annual Meeting if possible.

- c. **Mailboxes.** Nothing further to report until the review in March before sending out letters to homeowners whose mailboxes need maintenance or repainting.
- d. **Sidewalk resurfacing.** Another bid has been received but the estimate specifications are inaccurate and must be re-done.
- e. **Annual Meeting.** The Board will hold a special meeting on January 12 to finish the planning for the January 18 Annual Meeting.

**VI. Common Grounds Committee**

- a. **Clean up of Mill Creek entrance.** The work is completed; the bill has not been received, but the contractors reported that the final charges may be below the original estimate.
- b. **Copperstone cul de sac.** The President wrote to the president of the Stony Ridge HOA about the path that has been created across Mill Creek common area but has not received a reply. The President has been told that the Stony Ridge president owns the property where the steps were built and that a member of his household created the steps up to the Mill Creek area and cleaned the path across Mill Creek common area. The Board will continue to follow up on this issue.

**VII. Architectural Review Committee.** There were no issues or requests to discuss.

**VIII. New business.** There was no new business.

**IX. Next Board meeting.** The next meeting will be Tuesday, February 14, 2012.

**Adjournment.** The meeting adjourned at 9:20 p.m.