

Mill Creek Homeowners Association
Board Meeting
July 14, 2009

Summary Minutes

1. **Meeting convened.** The meeting convened at 7:30. Board members attending were Neal Grandy (president and Common Grounds Committee), Brian Markot (vice president), Kevin O'Connor (treasurer), Maritza Saavedra (Architectural Review Committee) Janet Eden (Common Grounds Committee), and Addeane Caelleigh (secretary).
2. **Minutes.** The minutes for the July meeting were discussed, corrected, and accepted contingent on final revisions.
3. **Homeowners' issues/comments/concerns**
No general issues were raised by homeowners.
4. **Treasurer's Report**
 - a. All homeowners have now paid HOA dues for 2009.
 - b. As of June 30, the HOA had \$12,569.27 in checking and \$10,000 in a CD.
5. **Old Business**
 - a. **209 Alpine** — concerns about brush in common area.
 - i. A tree growing in common ground fell and damaged their shed, and the HOA had the tree removed. They were concerned that the remaining brush was unsightly.
 - ii. The Board will contact the tree service that took away the downed tree and have it remove some of the brush.
 - b. **1318 Gristmill** — an addition that does not meet Mill Creek architectural guidelines.
 - i. The addition to the house is metal and has a flat roof whereas the guidelines require wood siding, shingles, and a pitched roof.
 - ii. The homeowners received permission from the County, but there is not evidence of an HOA request for permission.
 - iii. The Board discussed the remedy the HOA should expect--add siding that matches the house, add a pitch to the roof and shingle it.
6. **Common Grounds Committee**
 - a. **1274 Timberbranch** — concerns have been raised that the tenant needs to keep the grass cut. A Board member has talked with the tenant.

- b. **1322 Timberbranch** — concerns have been raised about overgrown lot; the entire lot is overgrown and needs to be cleared out. A Board member will visit the homeowner to discuss.
- c. **162 Spring Mountain;** corner of Gristmill and Southern Parkway) — concerns about overgrown lot. A Board member will discuss with the homeowner.

7. Architectural Review Committee

- a. **118 Mill Creek** — the house is not painted an approved color.
 - i. The new owners bought the house, which is painted a dark red, and were not aware that it was not an approved color. The previous owners had painted the whole house a color that was approved only for doors.
 - ii. The president will send a letter saying that if the new owners paint the house in the future, they will need to use approved colors.
 - b. **101 Mill Creek** — the mailbox is not the standard color. A Board member from the Architectural Review Committee will discuss the requirement to paint the mailbox.
8. **Next board meeting.** The next Board meeting is scheduled for Tuesday, September 1, at 7:30, in the Calvary Baptist Church.
9. **Meeting adjourned.** The meeting adjourned at 9:00 p.m.

These minutes were reviewed and approved, contingent on noted revisions, at the regular Board meeting on August 4, 2009; this summary was revised before posting on the HOA website.