

**Mill Creek Homeowner Association
Board Meeting Minutes
March 7, 2007**

Board Members Present:

Barb Mann
Alan Shook
Kevin O'Connor
Maritza Saavedra
Neal Grandy

Homeowners:

Brian Markot
Larry Jacksina
Roussie Jacksina

1. Kevin O'Connor called the meeting to order at 7:37 pm.

1.5 Minutes: The minutes for February meeting were approved as written.

2. Homeowners' comments:

Signs for college painters peppered the neighborhood today. Multiple people apparently called the company and asked them to take away the signs. Some over-eager college students placed the signs. Larry called the County about the legality of the signs on the right away. It is illegal to place signs on the right away, and if one goes up in front of your house you, or the homeowner's association may take it down.

Maritza called the County about the excess gravel on the roads. Although they were sympathetic it was done by a contractor and there is nothing really to be one. Kevin mentioned that Lindsay Dorrier running again. He has an opponent this time Denny King.

3. Treasurer's report, Kevin O'Connor: There is \$16,828.71 in the checking account. Our account is now with 2nd Bank and Trust. We got 5.4% for 9 months. The \$10,000 CD is 5.3%. The annual dues have been paid by 190 out of 214 homeowners.

4. Old Business:

Maritza is checking into sources for a larger dog refuse container. Neal volunteered to help out with replacing bags.

Roussie is retiring from preparing the newsletter. The Board is grateful for her many years of service. The publication of the newsletter is variable but we hope to have at least two a year. Barb suggested asking for volunteers from the homeowner's email list. Roussie will email a copy of an old one for the new Board members.

Entrance lights: Kevin asked for volunteers to look into bids for replacing the entrance lights and the walk way on Mill Creek Drive. We might not have the money to replace the walk way but it would be good to have an idea of how much it will cost to replace it. Alan agreed to look into the entrance lights. We would like the lighting to have low voltage lights and be as cost-efficient as possible.

Maritza has the name of someone who has rebuilt a Mill Creek mailbox. She will call and find out how much.

Maritza was not able to get the name of the policeman who responded to one of our neighbors. Kevin will call county about this.

The split rail fence at 100 Mill Creek drive (not 104 as originally thought) was approved by the Architectural Review Committee on Oct. 29, 2002. The request was approved provided that was not in front of the house and did not extend in front of the house. The fence does extend several feet in front of the house. After a discussion a motion was made to grant a waiver for the fence on 100 Mill Creek Drive. It was seconded and approved unanimously.

Grounds Report, Barbara Mann: The “For Sale” sign and mailbox have been removed from the house on Quail Crossing Ct. A new “For Sale” sign went up on property on Spring Mountain Court. Barb called the realtor, whose name was on the sign and it was taken down that very same day. Mark Lousiell was given permission to improve the common area next to his house. He has also volunteered to cut back the bamboo. Barb suggested that we offer some amount of money for him to purchase new plantings or trees for the common area. Roussie suggested a gift certificate from Snow’s. We agreed on \$50. Neal and Barb will survey the common areas in the Spring. Neal has agreed to be the chair of the grounds committee.

Architectural Review Committee: A request to add a deck was submitted from the Laffers who live at 96 Mill Creek Ct. Alan moved that we approve this request. Barb seconded. It was unanimously approved. The homeowners at 104 Creek have not responded to the letters that were sent about a new shed. Alan wrote up guidelines for Architecture review. Kevin requested that the Board review by email. Alan, Maritza, and Brian Markot have agreed to serve on this committee.

Barb asked if a new roofs needs to be approved. Alan thought only if they want to change the color or style of the shingles. Kevin suggested sending a flyer out every 6 months with a reminder to put in requests for any changes.

New business:

A homeowner has requested a waiver for her annual dues because of money she spent on her lawsuit against the Board regarding the bamboo on the common area. Kevin sent her a letter said that these are separate issues. The Board was unanimously in their agreement not to grant the waiver

Miles might want to take of leave of absence but he is willing to continue to do packets, website, and copy, and distribute the newsletter.

Maritza asked about updating the book containing homeowner’s names and addresses. Kevin said we had decided not to do it a few years ago because of privacy issues but Kevin will email the Board excel spread sheet of the homeowner’s names and addresses.

Wednesday is not a good night to meet at the Church so we will switch back to Tuesday, April 3rd. Kevin will pick up the key.
Adjournment: The meeting was adjourned at 9:12 pm.