

**Mill Creek Home Owners Association
Board of Directors Meeting
Tuesday, September 13, 2011**

Summary Minutes

- I. Meeting convened.** The meeting was convened at 7:50 p.m. Present were Neal Grandy (President and Co-Treasurer), Addeane Caelleigh (Secretary and newsletter editor), Maritza Saavedra (Architectural Review Committee), Sue Voreis (Common Grounds Committee, Architectural Review Committee). Absent was Brian Markot (Vice President and Co-Treasurer; Architectural Review Committee).

Approval of August minutes. The minutes, which had been reviewed before posting on the Mill Creek website, were approved.

Homeowners Concerns

- a. **1292 Timberbranch Ct.** The yard has not been moved since June. A board member will contact the occupant (and, if a renter, the owner).
- b. **1268 Timberbranch Ct.** The homeowner wants an exception to the covenants about paint colors. He wants to paint his house a different color than the present color even though the houses on each side are already the color he wants. The decision was made that the covenants should be applied in this case. The President will contact him.
- c. **1372 Gristmill Dr.** The next-door neighbor complained that the homeowner maintains an open compost pile in which the neighbor's dog likes to dig. Coincidentally the homeowner moved the compost pile and thereby resolved the problem. No action is needed.
- d. **1309 Gristmill Dr.** The homeowner has installed a structure along the driveway, which some board members think is a railing while others think it looks like a fence. The owner did not ask permission to build a fence, and a fence in this location would not have been approved because the covenants do not allow fences in the front of the house. Because its function is ambiguous, the decision was made to take no action.

Treasurer's Report

- a. **Bank accounts.** The bank statement was reviewed and initialed by attending board members. The total in checking is \$52,736.45 as of 8-30-11. The restitution account remains at approximately \$1820.
- b. **Dues.** Three homeowners still have not paid their 2011 dues despite repeated notices. An additional homeowner has not paid; the house has been foreclosed on. Board members will speak personally to the three who have not paid; if they do not pay immediately, the Board will seek debt liens.

Old Business

- a. **Illuminating Mill Creek sign.** The issue is not resolved.
- b. **Clearing vines and dead growth from entrance area.** The work has not been done.
- c. **Re-paving the sidewalk.** Bids are still being sought.
- d. **Use of form letter to respond to homeowners.** One final change is needed before the letter is ready to use. The Secretary will make the change and send the final form to board members.

- e. **Outstanding responses from the Board.** Six letters still need to be written and sent. Board members volunteered to draft the letters.
- f. **Mailbox maintenance and repair.** A working group continues to review Mill Creek mailboxes and will soon send letters notifying homeowners to paint, repair, or replace their mailboxes.
- g. **Updating paint colors on the website.** The website information is still being written.

Common Grounds Committee . Mowing service. Changing an earlier decision, the Board agreed to continue using this mowing service through this season (approximately two more months) but to hire a different service in Spring 2012.

Architectural Review Committee

- a. **1445 Gray Stone Ct.** The Committee approved plans to enclose a rear deck after the homeowner submitted a plan for review.
- b. **1273 Timberbranch Ct.** The Committee approved a fence after the homeowner submitted a plan for review.
- c. **Corner of Mill Creek and Southern Parkway.** The mailbox has fallen over (through lack of repair). The Board will contact the owner.
- d. **Mailboxes.** A working group continues to review Mill Creek mailboxes and will soon send letters notifying homeowners to paint, repair, or replace their mailboxes.

New Business

- a. **Priorities.** The Board discussed the need to complete outstanding projects, including setting priorities. The Board agreed that the priorities will be sending outstanding letters, getting legal advice about Board's efforts to collect dues and other issues, repaving the sidewalk, completing federal and state tax returns for years the previous treasurer did not file, and review of mailboxes and notifications of required upkeep to owners.
- b. **Working groups.** The working groups set up at the August meeting will continue to work on these projects.

Next meeting. The next Board meeting will be held October 11, 2011, at 7:30, with the place to be determined in November.

Adjournment. The meeting adjourned at 9:35 p.m.