

MILL CREEK ESTATES, PHASE II
Homeowner's Meeting – June 30, 2021
Minutes

- i. Call to Order.** Meeting was called to order at 6:03 pm.
- ii. Proof of Notice of Meeting.** Notice was hand delivered to lot owners on or about May 14, 2021 and again on June 11, 2021.
- iii. Quorum Requirements.** There are 184 lots in Mill Creek Phase II. Per the Bylaws, a quorum consists of 25% or one-fourth (1/4) of the votes of each class of membership, which would be 46 votes. We received 33 votes in the mail prior to the meeting, and 17 votes at the meeting, for a total of 50 votes.
- iv. Election of HOA Board of Directors.**
 - a. Presentation of Slate of Candidates:
 - i. 1-Year Term (3 open seats):
 - 1. Patricia Zak (On Ballot) – Not present at meeting.
 - 2. Jay Boor (On Ballot) – Present at meeting and gave brief introduction.
 - 3. Theresa Clay (Write-In Candidate) – Not present at meeting.
 - ii. 2-Year Term (2 open seats):
 - 1. Sue Rempfer (On Ballot) – Present at meeting and gave brief personal introduction.
 - 2. Shipra Zomani (Write-In Candidate) – Present at meeting and gave brief personal introduction.
 - iii. 3-Year Term (2 open seats):
 - 1. Jim Gilbert (On Ballot) – Present at meeting and gave brief personal introduction.
 - 2. Ryan Beveridge (On Ballot) – Present at meeting and gave brief personal introduction.
 - b. Nominations of additional Write-In Candidates:
 - i. Charles Pirrera – Present at meeting and gave brief personal introduction; was nominated to be added to the ballot for a 1 year term.

- c. Voting by Ballot in Person: Those members present at the meeting then voted by ballot.
- d. Collection/Counting of Ballots: Ballots were collected and added to those ballots received by mail prior to the meeting. All ballots were counted, and the following members were voted to the following seats:

- i. 1-Year Term:*

- 1. Patricia Zak
 - 2. Jay Boor
 - 3. Charles Pirrera

- ii. 2-Year Term:*

- 1. Sue Rempfer
 - 2. Shipra Zomani

- iii. 3-Year Term:*

- 1. Jim Gilbert
 - 2. Ryan Beveridge

- e. Presentation of new Board of Directors Committee.

- v. **Open Discussion.** The meeting was opened for brief discussion and questions, including questions regarding the maintenance and upkeep of the detention pond. It was explained to the members present by Arthur Seppi, on behalf of Mill Creek Estates, LLC (the “Developer”), that all maintenance and upkeep of the common areas, including the detention pond, have been arranged by and paid for by the Developer since Phase II was initially developed. The HOA Fund (each member paid \$100 towards the HOA Fund when they purchased their lot at closing), which has a current balance of \$18,714.40 (“HOA Fund”), has remained untouched. The Treasurer of the new Board will take custody of the HOA Fund as part of the transition and the new Board will be responsible, going forward, for the upkeep and maintenance of all common areas. All questions therefore going forward regarding the upkeep and maintenance of the common areas should be directed to the above members of the Board.

- vi. **Closing Remarks.**

- vii. **Meeting Adjourned.** The meeting was adjourned at approximately 6:55 pm.

- viii. **Next meeting date: TBA**