

Mill Creek Estates Phase 2 HOA Annual Meeting
June 27, 2023 at 6:00 PM
MINUTES

Board of Directors present: Jim Gilbert, Patricia Zak, Sue Rempfer, Ryan Beveridge, Julie Baker, Mollie Springer

Quorum: The President called the meeting to order at approximately 6:03 PM. Pursuant to the HOA By-Laws, a quorum existed as 88 voting members were accounted for either in-person or through mailed or emailed votes.

Introduction: The President laid out the agenda for the meeting and introduced the Board.

Update From Board: The President reported to the HOA members on the following items:

- Greenbriar Rd to Koke Mill connection. Next year at the earliest. Still requires road completion by Kreston subdivision, which is entering its final phase of development.
- Last year's Fall tree planting resulted in 10 trees planted. The HOA intends to pursue another Fall tree planting initiative and Sue Rempfer took down contact information for those interested
- Problems with Solitude re: pond treatments. Looking into switching to Aquatic Control which has a Williamsville office.
- Common area mowing near pond - will look into increasing frequency from 3 times a month to 4 times a month during the Spring and Fall rainy seasons
- Intending to replace the signs at the pond. \$197 quote for new signs installed on the existing posts ("No trespassing, residents only")
- Subdivision garage sale date, will look into coordinating with Mill Creek Phase 1
- Annual dues invoices expected to go out towards end of July with due date of end of August and penalties for late payment, will be indicated on the invoice, dues are per lot if you own 2 lots.
- Reminder about Facebook Group and HOA website. If we can get email addresses, that makes communications easier.
- If members have any questions or complaints, you can email the Board, message the FB group or contact a Board member

Board Candidates: Candidates for the 2 Board seats for the upcoming HOA year were introduced: Sue Rempfer, Bitty Powers, and Gabriel Kandukuri The floor was opened up for anyone else to announce their candidacy and there were no additional candidates.

Questions unrelated to the pond/fountain: The floor was opened up to HOA member questions unrelated to the pond and fountain:

1. 4 way stop at intersection of Greenbriar and West Rd. The issue has been raised with the City and they indicated they will revisit it when Greenbriar connects through to Koke Mill. HOA will consider circulating a petition to put some pressure on the City to install a 4 way stop there.

2. Issue with shrubs blocking sidewalks on Whisper Walk/Old Ivy. HOA will look into this.
3. Weed control for common area. HOA has discussed in the past and will re-visit this issue

Review proposed HOA budget including fountain proposal: The President reviewed the proposed budget including the HOA's standard expenses and the current and projected bank account totals. As to the fountain, the following was discussed:

- Origins of proposal, why pond homeowners would not be paying full amount
- Benefits of fountain, primarily aesthetic, no significant benefit to the water
- Most likely would be a Kasco VFX fountain, recommended, more aeration benefit
- Would be no ordering of fountain until full amount deposited with HOA
- Flat amount offered by homeowners, need set amount to vote on
- Review costs including installation, electricity, Winter storage, repairs, warranty, etc.
- Addressed the alleged promise by the developer years ago to install a fountain

Questions regarding pond/fountain: The floor was opened up to HOA member questions about the pond and fountain:

1. Littering at the pond. Board will discuss at next meeting whether to include as part of the new signs. Can post reminders on website and FB group.
2. Question about which plats drain into the detention pond. HOA will investigate to see if it can determine an answer. (HOA required to maintain detention pond per HOA covenants. All plats have access to pond).
3. Future dues increase to cover fountain expenses. Dues likely to rise by \$15 to \$20 next year to cover annual maintenance and utility costs for the fountain.

Vote/election: A motion was made by Jim Gilbert and seconded by Vince Veseling to commence in-person voting on approval for the recommended budget and dues amount as well as electing the new Board members. Secretary Ryan Beveridge counted the votes with Mollie Springer observing and confirming the vote totals. The Board's proposed annual dues assessment of \$50 was approved by a vote of 86-1. The Board's recommended budget (which includes the fountain) passed by a vote of 67-21. Sue Rempfer (76 votes) and Bitty Powers (72 votes) were elected to the Board. Gabriel Kandukuri received 8 votes and two other individuals reached 1 write-in vote each.

Meeting Adjourned at approximately 7:20 PM.

Submitted by Jim Gilbert, President, and Ryan Beveridge, Secretary/Treasurer