

Minutes

2021 MC HOA Minutes

Amanda Blomefield representing Russell Property Management opened the meeting and welcomed homeowners. There was a total of 20 properties represented at the meeting. Quorum was reached with a requirement of 10% of the membership being present.

Previous meeting minutes from 2019 were provided for review. Daimon Elliot made a motion to approve the minutes, with a second from Gordon Darragh. All other members in attendance voted in favor to approve the minutes.

One name was submitted for consideration for the Board of Directors prior to the meeting, Gina Fragale. Two other nominations were made: Fritz Robinett and Shirley Keith. These members were elected to the Board of Directors for a term of 3 years. The elected members will determine positions at the first Board meeting following the annual meeting.

The 2021 budget was reviewed. Amanda Blomefield explained the expenses of the Association, including the need for general liability insurance, the responsibility of pond maintenance by the Association, provided an explanation of management fees, and updated the membership on a street light credit that was granted to the Association in the amount of \$1,800. One member expressed the importance of a 12-month budget, which Amanda explained would be presented in 2022 since all financials records will be with one firm and accessible for presenting. The current operating cash balance as of May 20th for MCHOA is \$18,141.19. Gordon Darragh made a motion to approve the budget, with a second from Daimon Elliot. All members voted in favor.

Concerns were expressed regarding trash blowing from the builders lots as well as them speeding through the neighborhood. Builders will be contacted and reminded about trash, and to clean sites daily. Also, asked for them and their vendors to monitor speed, especially throughout the heavily developed parts of the neighborhood.

One homeowner reported there have been dogs roaming the streets and owners of dogs not scooping the poop when they walk them in the community. All dog walkers should be carrying a bag to "scoop the poop" to keep the neighborhood clean. If dogs are seen roaming around, owners are encouraged to contact animal control or the police.

The irrigation appears to be damaged at the entrance of Mill Creek. There is a white line sticking up. Homeowners believe this was damaged when the City was working on the easement and not repaired. Amanda will reach out to the City regarding this.

Homeowners were updated by the previous Board that the City is currently bidding relining the drainage ditch and addressing the sink holes behind the homes on Megan Dr. A homeowner asked who was responsible for maintenance (mowing) of this area on the easement. Amanda to research OPIS and the register of deeds to review property lines and get back to the homeowner.

Discussion regarding solar panels and if they would be considered. Amanda explained that the minutes do not supersede the covenants and if solar panels are not restricted in the Covenants, homeowners could still make a request for them to the Board.

A homeowner asked when the City would be paving the streets in the development and Amanda will reach out the COG regarding this to see if Mill Creek is on a schedule for completion.

The meeting was adjourned at 7:29 pm