

Mill Creek Homeowners Association Annual Meeting

January 10, 2024

The meeting was called to order at 6:05pm. There were a total of 33 homeowners represented, including proxies. Quorum was established for the meeting, but quorum was not met to allow for a vote on the budget. The minutes from the 2023 annual meeting were reviewed. Nancy Scrugham motioned to approve the minutes with Stan Harwood seconding. The minutes passed unanimously.

The 2024 budget was discussed even though quorum for a vote (requiring 65 homeowners present) was not established. The board voted to increase dues by the CPI set by the IRS, which is 7.7%, or \$9.24 per year for phase 1 and \$13.86 per year for phase 2. The board is also asking homeowners to vote on a 30% increase instead of the CPI increase to cover the budget deficit associated with the rising cost of everything. The 30% increase would be \$36 per year for phase 1 and \$54 per year for phase 2. During this discussion there was a complaint that dues in phase 2 are higher than phase 1 so it was discussed that covenants and initial dues are all set by the developer and the board of the association has no input or influence over these decisions. To bring phase 1 up to the amount that phase 2 pays would require a similar vote to the 30% budget increase, with homeowners agreeing to pass the new dues amount as part of a budget vote. It was also discussed that contractors and developers do not legally have to pay dues and that dues are only assessed when a house is sold, and that developers have so much leeway that what we are calling "phase 3" may not even end up being part of our association. All of our roads are public roads so not being part of our association would not stop those homeowners from using our entrance and roads to get to the "phase 3" section. As a vote on the budget could not be brought to the floor the discussion concluded with a line-item discussion and the costs for services like mowing, pond maintenance, and the management company.

Next, we discussed Airbnb's. Marie Stavinsky has been collecting signatures in phase 1 to petition the board to ban Airbnb's. The incident she is concerned about happened while a house was listed on Airbnb and the owner of the home, Tracey Smith, apologized for the issues that happened during that incident. For information purposes it was explained that 90% of homeowners must vote "yes" to pass any new covenant and that anyone not voting is counted as a "no" vote. It also costs at least \$1200, as a minimum estimate, to have a lawyer draw up a new covenant regardless of if it passes or not. Each phase would vote separately on changes to the covenants. There is a concern that finances for all sections are combined, as we are one association, even though we have several "phases" as set by the developers.

The last item discussed was nominations for the new board of directors. Duane Sherrod, Tracey Smith, Bernard Roach, Jerome Barnwell, and Chris Castleberry, all nominated themselves to run. As we ran out of time to have all five of them introduce themselves and hold a vote Amber Whittington from Russell Property Management will get all necessary information from all 5 of them and send out a ballot by mail/email for voting.