

Mill Creek Estates Phase 2 HOA Annual Meeting
June 18, 2024 at 5:30 PM
MINUTES

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

Quorum: The President called the meeting to order at approximately 5:33 PM. Pursuant to the HOA By-Laws, a quorum existed as more than 70 voting members were accounted for at the start of the meeting either in-person or through mailed or emailed votes.

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

Neighborhood Police Officer: Officer Joshua Davis, the assigned Neighborhood Police Officer (“NPO”), was introduced and made a presentation. Officer Davis explained his role as the NPO and provided information regarding crime trends and statistics, as well as crime prevention tips. Officer Davis fielded questions from the homeowners and provided his business card to all in attendance.

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

- Greenbriar Rd to Koke Mill connection. Still uncertain on when this will occur. Still requires road completion by Kreston subdivision, which is in its final phase of development.
- Update on the status of the fountain and the cause of the delays getting the fountain installed. It is set up initially to run from 6 AM to Midnight with the lights to come on at 8:30 PM.
- Update on the progress of pond treatments with Aquatic Control. We have seen great results since switching from the prior company.
- The two no-trespassing signs near the pond were replaced as budgeted for the prior year.
- Common area mowing frequency was increased from the prior year.
- Sue Rempfer gave an update on last year’s Fall tree planting that resulted in 9 trees planted. The HOA intends to pursue another Fall tree planting initiative.
- Discussed the proposed budget and annual dues amounts and how the Board arrived at those figures. Some questions were fielded from homeowners about particular Budget expense items such as the postage and office supplies. There was some discussion about potential future HOA common area expenses and why it was a good idea to build up the reserve funds.
- Annual dues invoices expected to go out towards end of June with due date of July 31 to avoid late fees.

Board Candidates: Candidates for the 2 Board seats for the upcoming HOA year were introduced: Gabriel Kandukuri and Theresa Clay. Gabriel elected not to make a statement at the meeting. Theresa was unable to attend the meeting. No other homeowners announced an intention to run for the Board.

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 of \$100 as well as electing the new Board members. Secretary Ryan Beveridge, Mollie Springer and Bitty Powers counted the votes. The Board's proposed annual dues assessment of \$100 was approved by a vote of 63-18. The Board's recommended budget passed by a vote of 67-16. Theresa Clay (73 votes) and Gabriel Kandukuri (66 votes) were elected to the Board. Three individuals received 1 write-in vote each.

Meeting Adjourned at approximately 6:30 PM.

Submitted by Jim Gilbert, outgoing President, and Sue Rempfer, Vice-President