

Mill Creek Estates Homeowners Association Annual Meeting

May 11, 2009 - Mill Creek Council Chambers / City Hall

- **Meeting opened at 7:10 PM** with 19 Homeowner's Present / 15 Signed Proxy's. Quorum was met. Question on the floor regarding delivery notification. Clarification was made: CC&R's notification time period pertains to "Assessment Meetings" only. Our By Laws Article X Section 3 pertains to Annual Meetings.
- **Welcome:** President Mark Clark opened the meeting. The Board and Officers were introduced.
- **2008 Annual Mtg. Minutes.** Motion & seconded to accept 2008 Annual Minutes as presented.
- **Treasures Report / Wendy Carr**
Ross Retter resigned July '08 – moved. Wendy asked by Board to fill position. This was announced in our Fall 2008 Newsletter.

Total Income and Assets

Checking account balance January 1, 2009	\$
Bank of America fixed rate certificate of deposit	\$
Estimated Interest on CD due August 12, 2009	\$
Homeowner's Annual Dues as of May 6, 2009	\$
Total Income and Assets	\$
Checking account balance May 6, 2009	\$
2009 Expenditures to date	\$

Old Business

- **Traffic.** Dan reported City has no plans of calming devices. Suggestion on the floor to ask City to paint "STOP" and add bumps to road at 161st and 26th Drive SE intersection. Ken will address City on suggestion.
- **Storm Water Retention Tank Tract "A".** Larry contacted City Director of Public Works regarding Homeowner Association upkeep of such tank. City says it is not Homeowners liability and that City has taken it over. Larry is in process of obtaining letter from City resolving our Association of any liability.
- **Web Site.** Ken gave overview of web site www.mceha.net. Thank you Beth! Asked Homeowners to utilize our web site and communicate with our web master with ideas/ input. Suggestion on floor to add By Laws to web site.

New Business

- **Verizon.** Mark has contacted Verizon and Verizon will begin sidewalk repair this week. Verizon and sub-contractor agreed work was unacceptable and will bring up to standard. Request on floor regarding Homeowners property landscape damage. Possible Verizon has complaint forms that can be added to web site for Homeowners to download? Mark will check with Verizon and give updates on our web site.
- **Rental Agreement.** Larry announced Board has set guidelines for Rental / Homeowner Compliance Agreements. Guidelines are set for Association protection as well as Homeowner of rental to insure everyone stays on the same page. Packets go to Homeowner & Renters. Homeowner responsibility to see that guidelines are followed.
- **ACC.** Ken gave review of ACC forms. Forms can be found on web site. Secretary maintains notebook of completed ACC forms. Homeowner request that shrubs/trees to be kept trimmed from overhanging sidewalk areas. Question on floor regarding garbage can placement.
- **Picnic:** Date to be announced. Suggestion on floor to contact fire station/ possibly have fire truck for interest. Suggestion to have police review home protection. Board will check if renovation of Highland Park will be complete by August.

Q & A

1. Proxy system. Suggested Proxies be used for Quorum only/ not for voting purposes. Suggested Proxy should list any business brought before Homeowners for voting. Agreed Proxy system has flaws / comment was made that best solution is to attend meetings.
2. MCEHA money. Suggestions on floor: Check with Community Association Institute. / HOA Institute. Find out \$ limit Association such as ours should maintain in reserve for rainy day fund. Suggestion of mailbox

repair / re-roof. It was noted that a false accusation was made that the Board planned on tearing down the Monument and would use our reserve fund to replace it. No such plans were ever considered.

Michelle Mineart made motion for Board to look into #1 and #2 above and present suggestions and have report at Annual Mtg. 2010. Motion seconded.

3. Raccoons. Homeowner concern of raccoons. Bud Reinke became very ill, needing antibiotics, just by cleaning outside pet dish. Raccoons can easily transmit a parasite (Raccoon Urine Disease) to humans and pets. Examples: 1) Raccoons eating out of outside dog / cat dishes. 2) Humans cleaning those dishes. Suggestion: Homeowners do not feed raccoons. They also carry rabies. Suggestion of contacting Critter Control to have raccoons removed.

3. Elaine Reas suggestion to look into State Statues of Homeowners Association on election and nominations of Board and Officers.

4. Concern of lighting along 25th by South Highland entrance. Board will check with City.

- **Nomination of Board of Director-3 year Term:**

Thank you to Dan Scott for completing Susan Retter's Term.

Nominations were taken from the floor.

Beth Tully nominated Lana Tratar. Lynn Blair nominated Greg Darvapanah.

Secret ballot was taken and counted by Wendy Carr and Ken Day.

Lana Tratar = 14 Homeowners present / 10 proxy (24 total vote)

Greg Davarpanah = 4 Homeowners present / 5 proxy (9 total vote)

Lana Tratar will serve 3 year term.

- Meeting adjourned 8:55 PM

Carole Davis / Secretary to MCEHA