

Mill Creek Estates Homeowners Association Annual Meeting

www.MCEHA.net

May 9, 2011 - Mill Creek Council Chambers / City Hall

- **Meeting opened at 7:10 PM** with 16 Homeowner's Present / 12 Signed Proxy's. Quorum was met
- **Welcome** / Jim Tully, President
2010 Annual Meeting Minutes: Motion & second to accept as written.
Announce passing of Don Schroeder. Sympathy card sent to his daughters.
- **Treasures Report** / Dan Scott – *full Treasurer Report can be found on our web site.*
2010 Actual Expenses \$
2011 Budgeted Expenses \$

2011 Overview to Date:

| | | |
|---|----|---------------------|
| Checking account balance May 6, 2011 | \$ | |
| 2011 Expenditures to Date: | \$ | |
| 2011 Deposits to date: HOA Dues | \$ | * Dues not rec. \$ |
| Bank of America fixed rate certificate of deposit | \$ | * Matures 4-29-2011 |

Motion and second to accept 2011 budget.

State Farm Insurance no longer writes Homeowners Associations – may be dropped. Search for new policy.

- **Nomination of Board of Director** – 3 year term. Board plans to take more active role due to aging of properties. Board plans to meet every 6-8 weeks to address concerns. Web site will be used to keep Homeowners informed. Brief description of BOD description from By-Laws read.

Gary Phinney nominated by Larry Davis. Irina Rakovchuk nominated by Ken Day. Irina elected to volunteer as Secretary. Unanimous decision for Gary to hold new BOD position. The Board appointed Irina as Secretary.

- **Proxy System.** Discussion of Proxy System and how to get more Homeowner attendance at Annual Meeting. Door-to-door reminder day of garage sale. Post on Mailboxes. Proxies are needed to conduct annual meeting and will be used for quorum purpose. Meeting notice and proxy request will include items to be voted. Items that may arise during annual meeting will be tabled - voted upon at a later date. It was noted that Proxies have not changed the outcome of Board Member elections.

- **Mailbox Repair:** Board has quote for complete replacement. Ghassan, Dan and Greg D. volunteered to look at structures and evaluate. Board will get two more bids. Board will make final decision on repair or replacement.

- **Picnic:** A show of hands to continue annual picnic. Suggestions of Sept./ Thur. night / Block party.

- **Homeowners Survey results:** Kristin Clark gave summary. 50% responded to survey.

Following are responses to Homeowner comments on survey:

- (1) Garbage cans: Reminder all containers need to be behind the front fence.
- (2) Garage doors: Replacement approved by ACC if other than identical wood doors. Painted house color or trim.
- (3) Proxy System: proxy very clear on voting issues.
- (4) Dues: Past years our collection is what we are spending. No change in dues. CD is for unknown expenses (i.e. mailboxes, monument).
- (5) Overgrown area by south mailbox is City owned.

Statement made that landscaper will be contacted to plant flowers and maintain monument weeding.

- **ACC:** Linda Phillips reported positive response to last year's self-audit form. Reminder of our CC&R's. This summer ACC will not perform self-audit, but will continue to walk neighborhood and alert Board of issues. Self-audit form, ACC approval & Fencing specifications can also be found on web site.

- **Thank You:** to Beth Tully for her talent and continued dedication maintaining our Web Site.

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- **Meeting adjourned 8:45 PM**

Carole Davis / Secretary to MCEHA