

Mill Creek Estates Homeowners Association Annual Meeting

www.MCEHA.net

May 14, 2012 - Mill Creek Council Chambers / City Hall

- **Meeting opened at 7:15 PM** with 11 Homeowner's Present / 16 Signed Proxy's. Quorum was met
- **Welcome** / Jim Tully, President
2011 Annual Meeting Minutes: Motion & second to accept as written.
Announce passing of Ralf Salzillo.

- **Treasures Report** / Kristin Clark – *our new Treasurer! Thank you Mark Clark for serving!*

2011 Actual Expenses	\$ 3,411.44
2012 Budgeted Expenses	\$ 7,345.00

Any MCEHA homeowner can request a full 2011 Treasurer's Year-End Report via website www.MCEHA.net 2012 year major expenses include Mailbox and Monument Beautification (coming middle of June). New P.O. box for MCEHA to handle all correspondence. The replacement of monument light and sprinkler system in 2012-13 will be addressed by the BOD.

Motion and second to accept 2012 budget.

- **Nomination and Voting of the Board of Director** – 3 year term. Mark Clark is fulfilling Kristin's term with 1 year left on the Board! Thank you Lana for serving on the Board for 3 years. Board plans to take more active role due to aging of properties. Board plans to meet every 10-12 weeks to address concerns. Web site will be used to keep Homeowners informed. Brief description of BOD description from By-Laws read. Anton Tratar nominated by Beth to become a new BOD Member. Unanimous decision for Anton to hold new BOD position.

- **Volunteers need for:**

President – None Jim Tully is stepping down. Thank you Jim for serving as our President!

Treasurer – Kristin Martinez Clark (no changes)

Secretary – Irina Rakovchuk (no changes)

- **Proxy System.** Discussion of Proxy System and how to get more Homeowner attendance at Annual Meeting. 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. Board members have to go door-to-door before the Annual meeting to remind homeowners about a meeting, in addition to the Meeting invitations mailed to homeowners.
- **Mailbox Repair:** Board announced that repairs will start in mid June – asking homeowners for any extra shingles to reduce the cost of repairs. So far no volunteers.
- **Picnic:** A show of hands to continue annual picnic. Suggestions of Block party. Dates tbd.
- **ACC:** Carol Davis reported positive response to self-audit form in 2010. In June 2012 another audit will be conducted by ACC with notes going to homeowners and the Board. Reminder of our CC&R's. Self-audit form, ACC approval & Fencing specifications can also be found on web site. Garbage cans: Reminder all containers need to be behind the front fence. Garages door are getting older and will need to be replaced soon. Discussion with homeowners to establish a list of acceptable garage door designs of high quality to change original wooden doors with steel, vinyl or other garage doors to match our current design. Possibilities of adding windows. ACC and the Board will address this issue during our next Board meeting (Check CC&R's for any info about garage doors). Also, our drive ways are getting older and need replacements as well.
- **Open Floor to Homeowners:** Concerns about burglaries, Board urged homeowners to call 911 as soon as they notice any unusual activities and not waiting 20-30 minutes. Traffic light installation on Seattle Hill Rd and entrance to Highlands postponed indefinitely (Board will follow up with Mill Creek City authorities). One person asked to skip the dues for the whole year, but suggestion was overturned by other homeowners. Our dues are very small and help maintain our property. Annual Homeowners Dues are just covering Actual expenses. Dues will remain unchanged.
- **Web Master:** Beth Tully reported on website improvements.
- **Thank You:** to Beth Tully for her talent and continued dedication maintaining our Web Site, to Lana Tratar for serving 3 years on BOD and to Jim Tully for serving as MCEHA President. ☺

www.MCEHA.net

- **Meeting adjourned 8:20 PM**
Irina Rakovchuk / Secretary to MCEHA