

Mill Creek Estates Homeowners Association Annual Meeting

www.MCEHA.net

May 13, 2013 - Mill Creek Council Chambers / City Hall

- **Meeting opened at 7:20 PM** with 12 Homeowner's Present / 15 Signed Proxy's. Quorum was met
- **Welcome** / Mark Clark, Board of Director
2012 Annual Meeting Minutes: Motion & second to accept as written.

- **Treasures Report** / Kristin Clark

2012 Actual Expenses \$ 7,448.92

2013 Budgeted Expenses \$ 5,495.00

Short 8 Homeowners dues (3 rental) - Treasure will work to collect them in 2013 (follow up with reminders). Any MCEHA homeowner can request a full 2012 Treasurer's Year-End Report via website www.MCEHA.net 2013 year major expenses include Monument Landscape Maintenance, Insurance, Monument Beautification (removing old trees at the monument); The replacement of monument light and sprinkler system in 2013 will be addressed by the BOD.

Motion and second to accept 2013 budget.

- **Nomination and Voting of the Board of Director** – 3 year term. Mark Clark was nominated and unanimous decision for Mark to hold BOD position. Dan Scott was nominated and unanimous decision for Dan to hold BOD position. Thank you Lana and Anton for serving on the Board. 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.

- **Volunteers need for:**

President – None Jim Tully has stepped down.

Treasurer – Kristin Martinez Clark (no changes)

Secretary – None

If we will not have a president, we lose our tax exam and legal protection for MCEHA.

Searching for the new president!!!!

- **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 were completed.
- **Picnic:** A show of hands to continue annual picnic. Suggestions of Block party. Dates tbd.
- **ACC:** Carol Davis and ACC will conduct self-audit in 2013. In June 2013 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. ACC and the Board will address this issue during our next Board meeting. Also, our drive ways are getting older and need replacements as well.
- **Open Floor to Homeowners:** Concerns about Monument Beautification - remove all trees, cut shrubs, beautification project, new system for light, new power source, 2-3 quotes for LED lights - Board to put together a quote; Street light - City will not approve it. Board to address the new Lamp post.
- **Web Master:** Beth Tully - thank you for keeping up our website.
- **Thank You:** to Anton and Lana Tratar for serving on BOD and to Irina Rakovchuk for serving as MCEHA Secretary. ☺

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- **Meeting adjourned 8:15 PM**
Irina Rakovchuk / Secretary to MCEHA