

Mill Creek Estates Homeowners Association Annual Meeting  
May 9, 2016 - Mill Creek Council Chambers / City Hall

**Quorum was met at 7:24 PM.**

9 Homeowner's present (including the Board/Offices and ACC members) / 12 signed proxies / 6 verbal proxies by phone at the meeting. Total = 27 Members.

**Presidents Welcome:** Wendy Carr opened the meeting at 7:25PM.

**Minutes of May 11, 2015** were approved as written.

**Treasures Report / Patrick Bondoc**

Patrick gave explanation of increase in 2015 Budget and Actual 2015 Report.

- Lot 31 Utilities 2014 Reimbursement was paid in 2015.
- Lot 31 Utilities 2015 Reimbursement – partial prepayment in 2015.
- Website Graphics Fees paid in Arrears for 2012, 2013, 2014.
- Picnic expenses and purchase of 2 canopies.
- Purchased LED Christmas lights/ hangers/ extension cords / timer/ staple gun ( 2014 lights & hangers unknown / other supplies were previously borrowed each year by Homeowners)
- Storage unit rental for all MCEHA supplies.
- 4 Homeowners have not paid 2016 Dues.
- A motion was made and second to approve 2015 treasurer report as written.

**Dues Increase / Discussion of income vs operating expenses.**

- Last Dues increase was 1997. Board proposed \$50 Dues increase in 2017.
- Increases in expenses due to inflation and expenses in hiring work / maintenance on Tract A. Lack of volunteers.
- Important to keep C/D fund for reserve account for future monument brick replacement or repair / storm vault cleaning if City does not maintain / unforeseen expenses / fir trees on Tract A.
- In accordance with our CC&R's, Board can raise dues 5% each year without Homeowner vote. Any amount exceeding 5% requires 2/3 approval. CC&R, Article IV, Section 3 (a) (b) (c).
- Board will check with laws of Homeowner Association reserve funds.

**ACC Report / Jim Tully**

- No issues at this time
- Approval forms can be found on our web site.
- MCEHA approval does not fulfill City permit requirements. Each Lot owner is responsible for fulfilling City requirements.

**Nominations for Board Member**

- Thank you Larry Davis for serving.
- Darrell Beane was nominated and accepted to serve as Board Member, 3 year Term. Thank You Darrell!

**Old Business**

Monument Maintenance.

- Wendy Carr is requesting quotes for electrical box repair/update, lanterns, spot light, and re-roofing steeples. Work will be completed this summer.

**New Business**

Tract A / Monument

- City says 2 remaining plum trees behind Lot 33 are MCEHA responsibility. MCEHA has been given final approval from the City for removal of these trees.

- Jim Tully is requesting quotes for removal and stump grinding (including stump of downed tree from March wind storm).
- Low hanging branches of tall fir trees in Tract A will also be addressed.
- John Jones will purchase and plant Begonias on Tract A.

#### Picnic

- 2015 picnic was a huge success. Charlie and Amy have volunteered their side yard again for 2016 Picnic. Thank You Charlie and Amy! Closing a section of the road worked well for safety & will continue this year. Pot luck / grill. Picnic will be held first part of September. Information to follow.

#### 2016 Directory is available.

- For Privacy Issues, names and information in the Directory are printed only by permission of each Homeowners from the opt in/opt out section on the January 2016 Dues Form.

#### Non-Compliance

- Board asking for removal of CC&R, Article VII, General Provisions, Section 1 (a).  
Section regarding if homeowner is not in compliance, Association can enter the property, fix the issue and charge the Homeowner. 75% Member approval is needed for removal.
- To replace CC&R, Article VII, General Provisions, Section 1 (a).the Board will implement a penalty fee similar to MCCA (Mill Creek Community Association) for non-compliance beginning and addressing:  
“Waste Container / RV / Trailer / Boat Storage”  
A complaint form filled out by Homeowners will be sent to the Board. Information to be kept confidential. Board will send letter of non-compliance to the Homeowner asking to remedy the issue in X number days. If not remedied, fine will be assessed.
- Information to be given to all Homeowners prior to implementation.
- Friday, May 6th, a count was taken of waste containers that were stored in view from the street. 10 Homes were in violation.
- In accordance with MCEHA By Laws: Article VIII, Powers and Duties of the Board, Section 1: Powers Board of Directors shall have the power to: (a) Adopt and publish rules and regulations governing the Members and their guests, and to establish penalties for the infraction thereof:

Meeting adjourned 8:45

Carole Davis / Secretary to MCEHA