

Mill Creek Estates Homeowners Association Annual Meeting
May 8, 2017 - Mill Creek Council Chambers / City Hall South

Quorum was met at 7:18 PM.

11 Homeowner's present. / 11 signed proxies / 1 email proxy, 4 verbal proxies by phone. Total = 27 Members.

Meeting was opened at 7:18PM. Charlie Akers, BOD, conducted the meeting in Wendy Carr absence.

Minutes of May 9, 2016 were approved as written.

Treasures Report / Patrick Bondoc

Patrick gave line item explanation 2016 Report and 2017 Budget.

- 100% Homeowners 2017 Dues has been received.
- CD will roll over, less risky, easy to manage. CD is in place for unforeseen expenses i.e., monument brick repair or replacement as it is showing 30 year wear and possible maintenance of water retention vault. Discussion of CD. Suggested CD be divided into 3 accounts. Change of Bank for higher return. Risk. Treasurer would have to manage CD. How long have we had the CD? Does Insurance cover monument repair
Action: Board will get quote for monument repair / replacement for future need so CD has enough monies to cover without special assessment to Homeowners.
BOD and Treasurer will discuss Homeowner CD suggestions at next BOD meeting.
- A motion was made and second to approve 2016 Treasurer Report as written.

ACC Report

- Carole Davis and Linda Phillips will be stepping down from ACC.
- Garage Door Replacement. 4 Homeowners have replaced wood doors with heavy metal / vinyl. 2 Homeowners have used Amarr Company. Garage replacement is close to original panel wood doors. Windows in garage doors have not been approved.
- 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.
- Discussion on non-compliance letters. Suggested blanket letter for property maintenance.

Monument Repair

- 2 bids were obtained last August. North Creek Roofing has been hired to re-roof 4 monument steeples with cedar shakes, Tuesday May 30. They will honor 2016 quote. Cost of replacement \$1,519.10.
- BOD is continuing to get Electrical quote for replacement of spot light and lanterns. Utility box is old and working, but may need update.

Dues Increase / Discussion of income vs operating expenses.

- Last Dues increase was 1997. 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).
- Dues for 2017 was raised 5% to \$131.00, and will continue to raise 5% each year without needing approval. Board proposed permanent Dues increase in 2018 to \$175.00. Must have 2/3 Homeowner approval.
- 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.
- Board did check with State laws of Homeowner Association. There is no limit on amount of reserve funds.

Vacancy's to Be Filled

- The BOD sked for volunteers to fill BOD vacancy. No volunteer at this time. Charlie agreed to stay on until a new volunteer can be found. Board will seek replacement.
- President and ACC members will be appointed by the Board.

Picnic

- Charlie and Amy have volunteered their side yard again for 2017 Picnic. Thank You Charlie and Amy! 2015 picnic was a huge success and we are looking forward to enjoying 2017 gathering of Homeowners. As in 2015, closing a section of the road worked well for safety & will continue this year. Pot luck / grill. Continuing the huge success for children and adults, fire and police will be invited. Tentative date: Saturday, September 9th. Information to follow.

Meeting adjourned 8:10 PM

Carole Davis / Secretary to MCEHA