

Mill Creek Estates Homeowners Association Annual Meeting
May 14, 2018 - Mill Creek Council Chambers / City Hall South

Quorum was met at 7:05 PM.

16 Homeowner Lots present and 13 signed Homeowner Lot proxies. Total = 29 Lot Homeowners.

Meeting was opened at 7:05PM. Larry Davis, President, conducted the meeting

Minutes of May 8, 2017 were approved as written.

Treasures Report / Patrick Bondoc

Patrick gave line item explanation 2017 Report and 2018 Budget.

- 44 collected 2018 Homeowners Dues. One unpaid Homeowner. Second late notice sent.
- 2019 Dues will raise 5% TO \$144.
- CD will roll over, less risky, easy to manage. CD is for unforeseen expenses. Inflation trend upward.
- A motion was made and second to approve 2017 Treasurer Report as written.

ACC Report / Wendy Carr

- Curb Appeal Guideline Reminder passed out to Homeowners present followed by discussion on property maintenance.
- Monument steeples has been repaired by North Creek Roofing. Homeowner Mike Mineart repaired and replaced junction box, lanterns and spot light. Mortar may need repair on monument wall.
- John Jones Landscaping will be planting flowers, and mulch within next 2 weeks.

Rentals / Larry Davis

- Business was being conducted out of Lot 27 Rental with traffic/ equipment. Homeowner quickly responded to complaints. April 1st business moved off site.
- We will require Rental Homeowners to provide current Rental information to HOA. Establish a Fine if information is not provided within 30 days of new lease agreement. Patterned after Mill Creek Highlands CCR regarding Rentals will be instituted by our HOA.

Management Company

- Homeowner non-compliance CCR issues. Should we look at Management Co for care of complaints, fines, collection of Dues? Fine System. Discussion followed. Further discussions will continue.

Vault Report / Larry Davis

- Storm Water Vault behind monument. Continue to obtain verification City will maintain vault. Letter of 2009 is undefined. Last inspection of vault by City 2016. Larry will ask for result of inspection and if concerns of 2009 inspection were repaired.

Vacancy's to Be Filled

- Board of Director. Carole Davis nominated Flossie Crowther. Flossie accepted the nomination. No further nominations. Welcome Flossie!
- President, ACC, Secretary, Webmaster members will be appointed by the Board (per By Laws)

Picnic

- Charlie and Amy have volunteered their side yard again for 2018 Picnic. Thank You Charlie and Amy!
Date of picnic: National Night Out Tuesday, August 7th, 5:30- 8:30. Board will look in rental of Bouncy House from Fun Rent.

New Business

- BOD will be looking at setting Fine system of Non-Compliance. Discussion followed.
- Homeowner shed complaint. Shed is approved and in compliance. No further discussion.
- Directory request

Meeting adjourned 8:24PM

Carole Davis / Secretary MCEHA