



Milhaven HOA Board of Directors Quarterly Meeting
Wednesday, April 3, 2024
7:00 pm
MINUTES

1. HOA Board met at Judi Baker's home

1. Connie Daniels, Nathan Janocka, Sheryl Stephens, and Judi Baker were in attendance
2. Minutes for January 3, 2024 were approved
3. Reports were provided by Treasurer - Sheryl Stephens; Social - Judi Baker; ARC - Connie Daniels; Property Inspection List - Nathan Janocka

2. Treasurer's Report - Sheryl Stephens

1. Spreadsheet of details provided
2. Anticipate loss of approximately \$900 this year (FY24)
3. Main areas where budget was exceeded include: irrigation, removal of large tree in median, approximately \$200-\$300 on mailings, club house rental for review of legal documents (did not budget for this)
4. Tax return - E card 990 was filed for FY23

3. Architectural Review Committee - Connie Daniels

1. Forms submitted since last HOA meeting in January
 1. Culibrk - Fence - 3605 Milbrier Place - 2/21/24 - Approved

4. Social Events - Judi Baker

1. Spring Social, May 19, 2024 from 2:00PM - 5:00PM at Kindred Spirits

5. Rental Properties

1. 3705 Milbrier Place needs attention. Letter will be sent regarding weeds, vehicle without plates, late dates.

6. Website/Social Media

1. Ashley Herrinton is updating the website and email list. No additional suggestions at this time.
2. A newsletter will be delivered this month that will state upcoming Business for the neighborhood:
 1. Town Hall meetings
 2. Vacant HOA position
 3. Dues will remain at \$235 and notices will be mailed in July to be due August 30, 2024.

7. Additional Notes

1. Town Hall meetings will be held Tuesday, April 9 from 6:30PM - 8:30PM and Thursday, April 18 from 6:30PM - 8:30PM at the Colonies Clubhouse for neighbors to view and discuss the updated documents
2. Annual Meeting will be June 3, 2024 at 7PM at Colonies Clubhouse
 1. Proxys and documents will be mailed to each owner

Adjourned at 8:30 PM