**OLD MILL VILLAGE ASSOCIATION**

**2019 ANNUAL MEETING MINUTES**

The 2019 Annual meeting was held on March 14th, 2019, and between those residents who attended and the proxies received a total of 197 ½ eligible to participate, a quorum was met. The meeting was called to order at 7:25 pm by Jim Nabors.

With so many residents in attendance we dispensed with residents introductions, but did introduce the board, common property manager and out guest, Mike Abella who is vice mayor as well as Ward 1 councilman. A moment was taken to remember Merle Erbs who served as a long time board member and worked diligently to make our association a better place.

The agenda provided was amended to add the topic of Starbucks (North Park Plaza) to the list of things that Mike Abella would address. Motion was made to approve the amended agenda by Lynn with a 2nd by Mike and the motion carried.

Mike Abella then spoke about the numerous issues of concern:

1. **North Carpenter Road** - The North Carpenter project has been in the works for over 10 years and will take 2019 as well as part of 2020 to complete. They began this morning by cutting down trees in the areas where the road will be expanded. Traffic should be maintained in one direction when they actually begin the replacement of the road (just south of Clover) and the Valley Forge Condos will not be affected. They plan to replace the north bound lane first and then when completed they will do the south bound lanes. At the current time they are not placing any turn signals, but will have turn lanes on the both corners of Grafton or Boston. Residents discussed the needs for turn signals and he will look into it and will keep us updated.
2. **Nature Walkway** – The newspaper had written an article about connecting a walkway throughout all of Brunswick and mentioned the need for possible easements or eminent domain in a few areas which would include Old Mill Village. Mike emphasized that this was just an article and the city is not looking at this at the current time.
3. **Starbucks** – The residents are concerned with the many traffic issues that we are experiencing with the number of cars that are clogging up the Old Eagle and 303 intersection. Cars are ignoring laws and using the parking lots of the apartments as turn arounds driving 30 miles an hour. There are a lot of kids in this area and the city is doing nothing to prevent it. Mike talked about the fact that the city is working with North Park Plaza to resolve issues such as this. We cannot put speed bumps on public roads, so that isn’t an option.
4. **Garbage** – Beginning in July each resident will be provided with two cans (1 garbage and 1 recycle) to use. In addition, residents can put bags out next to the can to be picked up if they have more waste than will fit in the can. They may also choose not to use the recycle can and just place it in the regular can and they will not be fined. They can’t just put bags on the lawn without being near a can and, if necessary, they could always place it next to their neighbors can. If they are elderly or disabled the city will bring their trash cans to the lawn for them. For more information contact the city.

We thanked Mike for his time to come speak to us, especially since his father is in the hospital and we wished him well.

The 2018 annual minutes were reviewed and a motion was made by Chris and 2nd by Jeremy to accept them as submitted. The motion carried.

Issues discussed:

1. **By-Law change – Article VIII – Section 2**

Jim explained that our current by-laws require us to have a CPA perform an audit whenever we exceed $100,000 in assessment income and we are looking to increase it to $200,000. The reason is that we no longer have the treasurer control the checkbook and have outsourced that job to a licensed and insurance accounting firm. To have one CPA audit the work of another CPA would cost approximately $4,000 to $8,000 a year. We feel the checks and balances currently in place stop any chance of a board member misusing any of our funds. The discussion ended and the residents were asked to vote on this issue.

1. **Review of financials 2018-2019 and proposed budget for 2019-2020**

Ray Hudy reviewed our financials from last year along with the proposed budget for the 2019-2020 year.

* + 1. Questions about raising the assessment this year were brought up. This will be the first year we were in the black, so why do we need to raise the assessment? How much do we have in all our reserves? Ray Hudy explained that we currently have just over $37,000 in our investment account and Ray has put another $7,000 in savings. We try to pay as many items from the general fund as possible and treat our reserves as our rainy day fund.
    2. Residents had questions on how we use our existing assessment and wanted to know about the following issues:
    3. We painted the pool last year and are in a 4 year project to refurbish the pool. A resident brought up he never voted to do any of this and thinks we should have people vote to close it. It was pointed out that marketing the pool is something all Realtors pitch when selling homes. Additionally, eliminating any of our common property would require the approval of 75% of the residents and even 1 vote short would cause the issue to fail. Jim corrected his misstatement that we had spent $33,000 to heat the pool, but meant to say that when we recovered the $33,000 that had been embezzled the residents at the annual meeting at that time voted to heat the pool.
    4. Community property repairs. We are constantly looking at expenditures and what options are available to minimize our expenditures. But, repairs and replacements due to age are always going to be an issue.
    5. We are still working with the new owners of North Park Plaza on determining the assessment, as they were not aware they were in a homeowners association and are questioning what benefits they are receiving for being members. We are hoping to solve this without being taken to court.
    6. The board is asking for an increase of $25 in the assessment to be used towards both increasing our reserves, as well as maintaining our property. The discussion was closed and the residents were asked to vote on this issue.
  1. **Common property**
     1. Reviewed our common property issues. Trees are an ongoing issue and next to lawn care and the pool the largest single item we have. In addition, we have no idea when or how many trees will need to be handled each year. A resident questioned the signage and the liability that the association has for trees that are dead and not removed. He also questioned letting the school use our property for cross country meets. We posted the signs to limit our liability, but anyone can sue anyone at any time. We changed lawn care providers last year and, at the residents’ request, are now back to cutting many areas every week.
     2. Parking lot had 75 tons of new gravel installed last year. We had looked at bids to pave, and the cost was as high as $41,000.
     3. Fences – There was much discussion on fences and the different types available. The question of having a 5 foot as compared to a 4 foot fence was brought up. Also mentioned was the concern that aluminum would be okay or does it have to be wrought iron. Discussion was brought up about allowing privacy fences and letting the residents use their own common sense on what type of fencing best meets their needs. The issue of protecting children, pets and the problems with deer and coyotes was also mentioned. The discussion closed and the residents were asked to complete their ballots.
     4. Sheds – There was also much discussion on sheds and what type and locations would be allowed. Some residents felt that in the corner of the back yard would be best, while others asked about against the back of their home. A resident asked if the condo residents could place them on common property. The discussion closed and the residents were asked to complete their ballots.
     5. Pools – The final discussion concerned pools and if above ground pools be allowed. A few people mentioned that they did not use the pool and wanted the association pool closed. The question became what type of pools we currently offer. Wading pools are okay and a resident asked that we officially define what a wading pool is. Jim responded plastic that you could empty out and that evidently is incorrect. We will publish an official rule on what a wading pool is. Also, what is an inflatable pool and are those allowed. Jim again made the mistake and said yes, but the board corrected him. Also, would a small inflatable pool be allowed that could be taken down at the end of summer? A board member asked if it had a pump and the resident said it did, but she could remove it. The discussion closed and the residents were asked to complete their ballots.
  2. **Violations**
     1. All violations must be sent in e mail form with specifics. The board does not drive around OMV every day, but if you see an issue we can address it. Your e mail must include all facts and your complete name, address, e mail and phone number. We do not respond to unnamed e mails or calls.

**d. State mandated reserve requirement**

We discussed the need to complete the waiver and a resident asked for more information on the need for us to complete one every year. As required by state law the association had a Reserve Study completed by Criterium-Ackerman Engineers and it was determined that the association needed $275,000 in reserves to meet the needs of replacing all association owned property. A resident had a question about the waiver, and how much money we would need in savings to avoid this yearly requirement. If we were to raise the assessment by $100 dollars for approximately the next 8 years we would meet that requirement. The requirement is to have enough money on hand to replace all items we own. A special meeting for the residents was held to review the plan. It was decided that the association would rather use the reserve waiver requirement option, as the probability of needing to replace all items covered at one time was highly unlikely. We have insurance coverage for many things that may need to be replaced.

The pool, parking lot, clubhouse air conditioner, hot water tank and furnace have been addressed out of the general fund at the current time.

* 1. **Litigation**

This past year we had to start foreclosure actions on 4 residents and currently two are ongoing. One of the residents is now making payments and the other has stalled us with a bankruptcy. We have also placed liens on another 8 properties and will have to look at further action if they continue to ignore the association. Ray is willing to work with anyone who is having a problem, but we have some residents who just don’t want to pay. We need to spend this money to foreclose so that we can get a resident into the home who will pay their assessment.

* 1. **Pool**

We are currently looking for a new pool manager and have interviewed a few candidates. We hope to clear this up shortly. We are also continuing to look for lifeguards as well as guards who could also teach swimming lessons. We hope to be able to offer swimming lessons again this year**.**

1. **Election of board**

3-3 year terms that will expire in 2022

The terms of Ray Hudy, Justin Starcher and Mary Erbs have expired and they have all asked to be retained. Request for additional nominations was made and no one expressed an interest in being added to the ballot. Nominations were closed.

1. **Additional information**

Due to the late night, the drawing for the winner of the $50 ticket will be notified before the end of the week.

The residents were asked to complete their ballots on the following issues and turn them in. The final tally will be posted on the website by Monday and appear in the Spring-Summer Newsletter.

Motion to adjourn by Jim and 2nd by Jim. Motion carried at 10:35pm.

**OLD MILL VILLAGE ANNUAL MEETING RESULTS – MARCH 15, 2019 – RESULTS**

RELECTED TO BOARD: Ray Hudy, Mary Erbs and Justin Starcher (all unopposed)

POOLS: 20 FOR AND 88 ½ AGAINST

SHEDS: 36 FOR AND 81 ½ AGAINST

FENCES: 36 FOR AND 89 ½ AGAINST

BY-LAWS: 115 ½ FOR AND 9 AGAINST

ASSESSMENT INCREASE: 33 FOR AND 71 ½ AGAINST

The bylaw change was approved and all other issues failed.