

**Mill Ridge Community – Phases 1 and 2
HOA Annual Meeting
August 29, 2017**

Officers in Attendance: LaRonda Scott, Wayne Brooks, Kimberly Pruett and Judy Lucas

Meeting was called to order at 6:37 PM.

First order of business was to review/approve minutes from 2016 annual meeting. Copies of minutes were distributed to those in attendance for review. Motion was made by Scott Higginbotham to approve minutes as written. Motion seconded by Wayne Brooks. Minutes passed unanimously.

Treasurer's Report – Kimberly Pruett

Complete report and proposed 2018 budget submitted to all Mill Ridge residents via mail along with meeting announcement. Kim stated we were on target and the only new expense for 2017 was \$700 for trimming around the pond. This new expense was offset by the new landscaping contract with Two Brothers Landscaping. New contract substantially lower than previous vendor. The area will be cut twice per year. Mill Ridge South to pay for second cut at \$700. Second savings was legal expenses. Funds had been set aside to handle matters in regards to late HOA fees. Funds were not used as HOA dues have been paid in full.

An additional \$200 was added to the 2018 budget in hopes of bringing back the annual picnic. This was a request of LaRonda Scott. It was suggested to have it in the Fall in the meadow. LaRonda knows of someone who will provide kid games and also a tent. Attendees felt having activities will help to get more people to come.

Motion was made by Scott Higginbotham to accept the treasurer's report and proposed 2018 budget. Seconded by Steve Svalina to accept the Treasurers report. Report and budget passed unanimously.

Election of Officers:

After discussion, the below individuals were nominated and voted on unanimously:

President: LaRonda Scott

Vice President: Wayne Brooks

Secretary: Judy Lucas

Treasurer: Kim Pruett

Member-at-Large: Burl Chadwick

Patrick Deaver, 2016-17 Member-at-Large was not in attendance. LaRonda Scott was not able to reach him at time of vote.

Miscellaneous Items/Concerns:

Title for meadow and pond have been transferred to Mill Ridge HOA. This transfer took place in February and we received documentation two weeks ago. Our HOA now has ownership of 60-70% of the pond.

LaRonda Scott has researched and identified a new HOA attorney to support various needs. The attorney is Tina Pace of Hatch, Little & Bun LLP. Costs offered as a menu of services. Tina does not require a retainer.

Continued concerns about speeding in the neighborhood and the use of speed bumps. Reminder for everyone to do this. Have requested Wake County police to patrol area more often. The initial cost for speed bumps, which the State would not pay for, is \$12,000 and \$2,000 a year after that per Kimberly Pruett.

Inquiry about Facebook members for our community page – Mill Ridge Community. Inquiry also made about members of “Ladies of Mill Ridge”. Attendees reminded that pages belong to both HOAs and are managed by volunteers. Neither page is managed by an HOA. It was brought to the board’s attention that there are individuals that still have access to the page post moving out of the neighborhood. LaRonda Scott committed to reaching out to each Facebook administrator and working together to update membership.

Meeting adjourned at 7:50 p.m.