**Mill Ridge Annual HOA Meeting**

August  28, 2019

Board Members Present:
President:  Scott Higginbotham
Vice President: Wayne Brooks
Treasurer:  Kimberly Pruitt
Secretary:  Jenna Swanson
Members at Large:  Burl Chadwick, David Randall

15 homes/families represented

Meeting opened at 6:30 pm

Minutes presented and accepted.

**Election of 2019-2020 Officers:**

Nominations taken, ballots casted, and counted. Results as follows:

President: Scott Higginbotham
Vice President: Wayne Brooks
Treasurer:  Kim Pruitt
Secretary:  Jenna Swanson
Member at Large:  David Randall
Member at Large:  Burl Chadwick

**Treasurer Report:**

Kim presented financial report and update on resident’s annual assessments. She reported 1 spending increase in 2019-2020 related to enhanced landscaping contract, which fit within the budget. We continue to participate with Mill Ridge South in care of the pond. Used operating cash to add benches.  Opened floor for questions. No questions asked.

**Notice of inspection from Wake County regarding pond overflow:**

Received letter from Wake County regarding overflow of the pond. Wake County and Town of Fuquay came out to investigate. Proposals contradicted each other. Right now it's at a stalemate.  The pond was leveled out some so it drains better.  Both Mill Ridge and Mill Ridge South will continue to watch it.

Questions from the floor were taken. Residents concerned about setting aside funds for potential project and drainage technically being on the Mill Ridge South side. Discussed pond upkeep and drainage issues. Recommended putting committee together to look at the issue more closely and setting money aside for spillway.   Four members volunteered to be on committee.

**Floating Bridge:**

Mill Ridge South talked to Scott and proposed a floating bridge so people can walk all the way around the pond.  They are going to give Scott a budget and plan.  When Scott receives more information, we will present it in the newsletter. Took vote to determine interest in this project. 13 in favor with 2 objections. Discussed buffer around the pond and cleaning brush around the pond.

**Beautification committee**:

Added benches around the pond, neighbors installed.  Removed dead bushes around entrance and will replant new bushes around the front with more color in the fall.  Repaired drip system. Will install flag pole and American flag.  Question regarding lighting flag at night. Scott will look into additional lighting. Call for any members to be added to beautification committee: No volunteers.

**End of year picnic:**

Residents all in favor of end of year picnic at the common area. Committee formed to plan. Volunteers included:  Kim, Scott, Ron, Burl, and Judy.

**Proposed Development of Bass Lake and James Slaughter**:
Plan to include approximately 365 residential housing, high density housing, and commercial development.  Requires re-zoning which has not yet been approved. Developer has already bought the land.  Town wants to put overflow traffic through cut roads in nearby neighborhoods and extend Keith Hills out to Bass Lake Rd area. Recommended that Mill Ridge residents attend the next planning meeting September 23, 2019 at 7 pm at new town hall building at 134 N. Main St. to voice their concerns.  Time frame for project: proposed for homes in 2 years.

**Resident Questions/Concerns:**

1. Storage sheds:  Needs to be approved by architectural committee.
2. When is Ting coming to town?  Answer: We aren’t entirely sure. They are working their way through the neighborhood, but work has slowed since they hit the gas line on Bellvinwood.

Meeting adjourned at 7:27 pm

Jenna Swanson, Secretary