Mill Ridge Annual HOA Meeting

September 27, 2022

Location: Needmore Ruritan Club

Meeting Opened at 6:34 PM

Board Member Present:

President: Jenna Swanson

Vice President: Scott Higginbotham

Treasure: Kimberly Pruett

Members at Large: Burl Chadwick, Roy Jackson

Households Represented: 10; Total People Present: 13

**Introductions**

Everyone was asked to introduce themselves and state where they lived

**Reading of Last Meeting Minutes**

Minutes were approved as presented with comments

\* The agreement with Mill Ridge South to alternate the contract and payment for the once a year trimming of the pond edge has been cancelled by Mill Ridge South as 2022. The trimming on the Mill Ridge Community side has been performed by volunteers.

\* Mill Ridge South is in the process of erecting a bridge at the Southwest corner of the pond for access over the runoff spillway. All cost by Mill Ridge South.

**Election of New Board Members**

Jenna Swanson opens the floor for Board member nominees. Nominates were verbally voted on and the results are as follows:

President: Jenna Swanson

Vice President: Patrick Deaver

Treasure: Kimberly Pruett

Secretary: Judy Lucas

Members at Large: Burl Chadwick, Scott Higginbotham, David Randall

**Treasurer's Report**

Kimberly Pruett presented the 2022/2023 Budget which shows our actual budget versus estimated cost. Cost increases are mainly due to the landscaping contract. Although the 2022/2023 Budget shows a slight negative variance, the Board elected to hold the 2023 HOA  membership fees at this date.

Note: The status of the fees was amended later in the meeting.

The 2022/2023 Budget was approved as presented.

Comments were noted with reference to the Budget:

\* We need to get more money

\* The cost for the cutting of the meadows (landscaping) is 80% of our Budget

\* Any increase in dues (above an annual 5% with approval of the Board) will be addressed per Section 5, Article V of the "Declaration Of Covenants".

\* A proposal to get an estimate cost to grade the Green Space failed to get any Contractor's bids. Any additional comments on the Green Space were deferred to the upcoming agenda General Business.

\* Projects needed to be identified, committees formed, prioritized and tracked.

\* A meeting shall be called for any assessments that might be levied in addition to the annual 5% assessment.

**General Business**

a. Speed Bumps

Only 10% of the households responded to the survey, 60% no and 40% yes, which is short of the 2/3 of a required neighborhood agreement with the proposition in order to have a traffic engineer conduct a study.

The discussion has been tabled. It may be revisited in the future when the James Slaughter development is completed.

A "speed" committee was recommended as a follow up.

b. Green Space

The Board is in the process of drafting a proposal for grading improvements to the common space. When a plan and estimate have been reviewed and approved by the Board, they will be submitted to the community.

Questions with reference to future use of the Green Space and if it was needed at all, will need to be addressed by committee and might fall under the requirement of a "Special Assessment for Capital Improvements".

c. James Slaughter Development

All site work permits are in place for infrastructure. Work includes storm drainage, sewer, pump station, roads and site grading. Work will begin in the upcoming weeks.

d. Lights at the Entrance

The board is in the process of locating a replacement for the broken fixture and resetting the on/off timer.

e. Merger with G&G HOA

There is no plan or agreement to merge with Mill Ridge C&G. Mill Ridge Community is open to work with Mill Ridge C&G on various endeavors.

f. Questions/Comments

Question: Is there a plan for any road improvements.

Answer: No, the roads are under the maintenance of the County

Question: Any plans for our annexation?

Answer: No

Question: Were the food trucks on site as part of a fund raiser?

Answer: No

g. HOA Dues Increase

A request to bring to a vote raising the HOA dues for the year 2023 the allotted 5% was brought to the floor.

The vote was approved and the 5% raise agreed on.

Projected costs increase include wall repairs along James Slaughter, light repairs at the entrance.

It was agreed that a "Special Assessment for Capital Improvements" meeting needed to be called. Committees needed to be formed to establish purpose and funding.

h. Committees Formed

\* Speed Chaired by Linda Gulya

\* Meadows Chaired by Jenna Swanson

\* Special Assessment for Capital Improvements Chaired by: Chris Gulya

               i. Summary and Path Forward

Written notice shall be sent to all members not less than thirty (30) days in advance of a Special Assessment for Capital Improvements for any and all pending assessments.

Committee chairperson shall present to the Board the purpose and cost of any Special Assessment for review.

The Board will follow the guidelines per Section 6, Article V of the Declaration of Covenants.

j. Adjournment of the Annual Meeting