Old Mill Run

HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: October 14th 2026
Time: 7:02 PM–8:29 PM
Location: Mill house

BOARD MEMBERS PRESENT

- **Stephanie Peebles** — President
- **Samantha Mulllay** — Secretary
- **Becky Race** — Treasure
- **Debra Babcock** — Director
- **Louis DeLeon** — Director
- **Merlinda Swearingen** – Director

COMMUNITY MEMBERS PRESENT

- Carlos Hernandez
- Kevin Showley
- Joshua Mullay
- Dan Shutte
- Tony Visconti

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

The meeting was called to order at 7:02 PM. A quorum of the Board of Directors was established, and the meeting proceeded with official business.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the meeting minutes from September 2026

- **Motion:** Merlinda Swearingen
- **Second:** Louis DeLeon
- **Vote:** All in favor
- **Result:** Motion has passed

FINANCIAL REPORTS

Allen has financials for August & September 2027

Budget meeting held at 6:09 on October 14th.

Present: Stephanie Peebles, Becky Race, Merlinda Swearingen, Samantha Mullaly & Louis DeLeon arrived during the meeting. Quorum was established and meeting notes were taken.

COMMUNITY BUSINESS

- Review of lawn quotes for fiscal year 2027. Affordable Lawn awarded Contract.
- Pool Maintenance quotes for fiscal year 2027. Pinch A Penny awarded Contract.
- Temporary NO PARKING signs posted at problem areas.
- Sign lights estimate from Affordable Lawn approved to add two LED light bars at entrance and exit sign. (Stephanie Peebles Motioned, Merlinda Swearingen Seconded and all Approved).
- Budget 2027 meeting: Due to increased cost, the annual dues will be raised by $25 per lot annually. The new annual total is $825/lot yearly. (Louis Motioned/ Becky Seconded and all approved). Invoices will be mailed out as soon as possible. The dues are due January 1, 2027, and late after January 31,2027 applicable to a late fee if received after January 31,2027. If you need to make a payment arrangement based on financial hardship, please email the board prior to January 1, 2027, at oldmillrunhoa@gmail.com

OLD AND NEW BUSINESS

- Long time residents Heather and Beth will take back over the tradition of Christmas decorating OMR entrance and Mill House, they have taken pride in decorating the community for the past years and the board is very appreciative of their service and dedication. If any decorations are needed, the board will be notified.
- New door lock installed on the front door of Mill House. The code has changed. Please contact a board member if you need to access the Mill House for any reason.
- Notice board painted and hung outside of Mill House entrance door. The agenda will be posted 48 hours prior to the meeting.
- Interior camera (main area) of Mill House entrance has been installed, and several board members have access to camera and receive notifications to monitor Mill House activity.
- The flag light at the entrance has been replaced.
- Lot 14 and 53 dispute over rooster: Lot 53 has submitted another complaint to the BOD about the rooster crowing at 6am. The board was notified that code enforcement has been contacted. Lot 14 read aloud a letter and submitted it to the board to be filed. The letter will be recorded in lot 14's file. The board listened to both sides. Because one of the parties is a board member on the OMR HOA he will sustain from any discussion / decision the board makes on the matter. It was brought up that lot 14 did not receive approval before constructing the chicken coop. Lot 14 did submit an architectural application after the construction was completed. It was put in his file, not signed or approved, but just for reference.
- Affordable Lawn has submitted a quote to remove the dead pine tree outside of the neighborhood. Josh recommended we reach out to Seco to see if they will remove since if the pine tree falls it may take out the power line. Stephanie has contacted Seco and has not received a response yet.
- Voted on removing/replacing landscaping around pond. If there is money in this year's budget for it, then we will proceed. Stephanie made motion and Becky seconded the motion with all in favor.
- OMR HOA Board is accepting new applications for open positions on the HOA Board in fiscal year 2027. Please email the board at oldmillrunhoa@gmail.com with your interest.
- Samantha reported there is not much interest in doing a Halloween event @ the Mill House this year. We will donate the decorations that are in the Mill House.
- It was brought to the BOD attention that lot 24 has permanent power and water ran to the RV parked behind the home. The board spoke to the homeowner, and the homeowner has assured the board that the RV is only hooked into the power to maintain the integrity of the RV. The board did include in correspondence with the homeowner that the RV cannot be used for any person living or staying in the camper. This was further discussed during the meeting about RV's that are stored

within the community, we reminded the community members that campers along with all trailers are to be stored behind the front of the home and are not to be used as an additional living space.

- Becky, Stephanie and Merlinda will meet at Mill House on October 26, 2026, to put together the year end documents to be mailed out. Packet to include annual dues invoice, notice to association members of annual meeting and meeting agenda, 2027 budget, proxy form and a flyer for the annual meeting cookie/baked good exchange.
- Annual Meeting set for December 9, 2026. Holiday Cookie/Bake Good exchange at 6:30pm and during meeting. We will provide some fun drinks and to-go containers. It will be fun and festive. We are looking forward to seeing you there!
- November's BOD HOA meeting will be held on November 11, 2026 at 7pm @ The Mill House.

ADJOURNMENT

There being no further business before the Board; a motion was made to adjourn the meeting.

- **Motion:** Stephanie Peebles
- **Second:** Merlinda Swearingen
- **Result:** Motion passed

The meeting was officially adjourned at 8:29 PM

CERTIFICATION AND APPROVAL

These minutes are respectfully submitted as a true and accurate record of the proceedings of the Board of Directors meeting held on October 14, 2026, subject to approval by the Board.

President — Stephanie Peebles

Signature: _____

Date: _____

Secretary — Samantha Mullaly

Signature: _____

Date: _____