

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS ANNUAL MEETING

March 12, 2025 at 7:00 p.m.

(Meeting also held via Zoom)

Present in Person: Linda Schwartz, Stephanie Peebles, Scott Young

Board Members Present via Zoom: Debra Babcock, Vince Lombardo, Margaret Maiello

Members Present via Zoom: Becky Race, Pam and Jim Barker, David and Heather Batson, Louis De Leon

- A. The meeting was Called to Order at 7:02 p.m. and it was determined that there was a Quorum with 6 of 7 Board Members present in person and via Zoom.
- B. The Minutes of the February 2025 were distributed and a Motion was made by Stephanie to accept, Vince seconded the motion and it was unanimously approved.
- C. Financial Reports – The Financial statements for December 2024 were received by the Board and unanimously approved.
 - 1. Linda stated that the Tax Return for 2024 was complete and has been mailed to the IRS.
- D. Other items to address/discuss:
 - 1. Lot 70 – Status of Cleanup efforts and building – It was discussed that progress is being made by the Homeowners on this issue. There is more to be done as construction is underway on the Lot.
 - 2. Property between Lots 15-16 – It was discussed by the Board that as promised, the Board ordered and received a Survey on this property to determine the boundaries of the land owned by the HOA. The survey was distributed to some members of the community that requested it and to the Homeowner of Lot 16. It was determined that the Homeowners of Lot 16 have the right to construct a driveway from Mill Pond Road to their dwelling and from the dwelling to the “Future Roadway”. The Board has made the Homeowners aware that they have some personal property and trailers that are currently parked outside of their property line. The Board has requested that these items be relocated.
 - 3. Painting Ramps and front porch – The porch floor and ramps should be painted by the end of the Month.
 - 4. A motion was made by Vince that the HOA fence be repaired at the front east corner at the entrance of the community. Scott seconded the motion and it was unanimously approved.
- E. Any old/open/new items to discuss – Board Members
 - 1. Linda noted that there is only one speed limit sign at the front of the community and that it may help with speeding if there were a few more through the neighborhood. She will obtain the cost of these signs. Vince and Scott discussed the possibility of white lines on the road indicating the Stop signs. It was also discussed that there be some painted signs on the road to attempt to Slow traffic in the community. The Board will explore the cost of these.

F. "Members have the Floor" – David Batson addressed the Board indicating that the HOA Meeting signs were not placed to make the Members aware of the meeting at the Millhouse. Also, David asked if all Board Members had been by the property of Lot 15, 16 and the overgrown area identified on the Survey as "Future Road". David expressed that there are numerous members, including himself, that have an issue with the personal property and trailers that are on the easement to the West of Lot 16. David requested that the Board address this issue with the Homeowner of Lot 16. The Board members stated that it was their position that there is nothing in the Deed Restrictions that prohibits this and that they have no legal standing to force the Homeowners of Lot 16 to move property. David requested that the Board, at its discretion, make a Motion that there is to be no parking of any kind on any grassy easement throughout the community. The Board was not prepared to make such motion and requested time to gather further information on the subject.

G. The meeting was Adjourned at 7:55 p.m.