

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS

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

- A. The meeting was called to order and a Quorum was established.
- B. Approval of Meeting Minutes from October 2025 – The Minutes from October have been reviewed and a motion was made to approve by Stephanie and seconded by Debra. Unanimously approved.
- C. Review and approve Financial Reports – August/September 2025 – The Financials were received and accepted as submitted.
- D. Other items to address/discuss:
 - 1. Annual Meeting notices and Invoices mailed 11/3/25
 - 2. Front Entrance gate project – perimeter fencing – The subject of traffic in the community was discussed. With dozens of people coming into the community to see “what was on fire”, it was enlightening to see the number of people that have access to the community. With the potential of thousands of additional people in the area due to the development to the north of OMR, the Board is concerned that this will bring increased number of people into the neighborhood. The decision of front entrance gate and perimeter fencing will be topic of discussion and vote at the annual meeting.
 - 3. Lot 69 – Letter of Nuisance complaint for Rooster noise – Linda to send email to the Member regarding the letter and request resolution within 30 days.
 - 4. Lot 70 – Garage/Boat fire – County involved in code enforcement/inspections – Linda to send email reminding the Member that the Thanksgiving deadline still remains for the general maintenance to the grounds. The garage and boat may need additional time based on insurance and/or county inspections required.
 - 5. OMR Restrictions regarding burning on property – The current Deed restrictions do not address burning on property however, the County restrictions will apply. All burning must meet County requirements including distance from structures and containment.
 - 6. Set backs related to County/fire hydrants – The Fire Marshall advised that OMR was not equipped with hydrants based on the current set backs in the Deed Restrictions. This should be taken into account when approving variances to the established set backs.
 - 7. Annual Meeting Agenda – 12/3/25 – A request was made for the Board Members to submit any items for discussion at the Annual Meeting.
 - 8. Road Sealing – Sealing should be done 3-5 years after the initial sealing. This would potentially put the sealing needed to 2026. There is money in the Road Fund but a special assessment might need to be requested. This will be discussed at the Annual Meeting also.
 - 9. Response - Halloween Party at the Millhouse – The turnout this year for the Halloween party was very low.
- E. Any old/open/new items to discuss – Board Members
 - Lot 14 – Linda to send email to the Member regarding the chickens escaping the Coop.

- F. Any items submitted in advance from the Membership – Although no items were submitted in advance, the Board allowed the reading of a letter from David Batson.
Paul Turner had information about the development at the Blueberry Farm. He would like to head the Committee to meet with the City and other authorities about the development and how it would affect OMR.
- G. The meeting was adjourned at 8:19 p.m. with a motion from Stephanie and seconded by Debra.