

MINUTES
ANNUAL MEMBERSHIP MEETING
OLD MILL RUN HOMEOWNERS ASSOCIATION
DECEMBER 6th , 2023

The annual membership meeting of the Old Mill Run Homeowners Association was held on Wednesday, December 6th, 2023 at 7:00 p.m. in the Mill House. Meeting was held via zoom and in person. Directors present were President - Linda Schwartz, , Secretary - Debra Babcock - Co-Secretary- Stephanie Peebles, Treasurer- Margaret Maiello, Director-Jaime Randazzo, Director-Vince Lombardo. Absent: Scott Young

1. **Call to Order and Quorum Determination.** President Schwartz called the meeting to order at 7:17p.m. and determined that a quorum was present based on the number of lot owners present and proxies submitted.
Members present by sign in: See list attached.
Members on zoom: Lot 7, 35, 53, 21/22, 54
2. **Certification of Required Notices.** The president noted that she submitted written certification that notices of the meeting had been mailed to all lot owners with adequate notice as required by law and the bylaws. She also announced that notice of the annual dues assessments for 2024 had been mailed to all lot owners at least 30 days in advance of the ensuing budget year, as required.
Dues due January 31st, 2024. Acknowledged by the board.
3. **Approval of the November 2023 minutes:** Approved on the motion by Debra Babcock and the second by Vince Lombardo. No changes were noted. Passed unanimously.
4. **Reports of officers/committees:** No committees present. The board has served as the ARC . There is one pending garage needing further information. The board is hoping to complete this before the end of the year. The board noted they would like to re-establish the ARC with community members for 2024.
5. **Nominations from the floor:** There were no nominations from the floor.
6. **Election of Directors:** There are no new applications. Stephanie Peebles made a motion to accept the current board to stay on for the 2024 year. Second by Vince Lombardo, passed unanimously.
7. **Financial Report:** Financials for October/November 2023 were reviewed and acknowledged by the board without changes.
8. **Annual Report.** President Linda Schwartz provided the community with a recap of the activities of the homeowners association in 2023. President Linda Schwartz thanked the board members for their service to the neighborhood during the year and pointed out a number of the community improvements that had been accomplished with the assistance of neighborhood volunteers. She also indicated there were requests for more community activities with the Halloween party being a huge success along with movie night. Some of the 2023 activities included: Numerous ARC applications processed. Ongoing fence projects, landscape maintenance, tree trimming and removals in common areas. Planting of a tree for Arbor Day. Ongoing wheel and Mill House maintenance. Activities at the Mill House /Movie night. Lamp posts repainted. Website updates and information added as needed and monthly. Road funding, fiscal responsibility and budget approvals for 2024.

9. "Thank You": President Linda Schwartz and the board thanked the community for its support during the year 2023.

10. Unfinished Business:

Nature trails continue to be a liability for the HOA (pending for 2024).

Paint and updates needed to Mill House. Popcorn Ceiling needs repairs. Quotes in progress.

Electrical repairs needed to main breaker box, quotes in progress.

Up-lighting at entrance and Island signs in progress.

Pond pump replacement needed, fountain improvement quotes in progress.

Weeding, mulching and rock maintenance pending for 2024.

11. **New Business:** Monthly meetings will continue as scheduled, President Linda Schwartz indicated she hopes to hear from the community regarding any input or ideas for the HOA along with additional volunteers for the ARC. Peggy Copare has agreed to volunteer on this board.

Members of the community have requested more activities. Linda will check into the possibility of a Chili cook-off and more. Jaime Randazzo Lot 16 has indicated his wife will restart yoga and host a cocktail hour at the house on Friday December 22nd from 5p-7pm.

The board would like to thank Beth, Heather and Ellie for the Christmas Decorations in the Community and Mill House.

12. **Members have the Floor:** Community members indicated the culvert near the retention area is once again backing up and will need to be dug out. No other comments or items were addressed.

13. Other: A request for volunteers was made for weeding the entrance beds. Members may come up anytime and weed. The possibility of "adopt" an island was discussed. Any help is appreciated.

14. **Adjournment.** With no further business pending, the annual membership meeting was adjourned on the motion of Vince Lombardo with a second by Jaime R at 8:03pm.

Debra Babcock, Secretary

MINUTES
OLD MILL RUN BOARD OF DIRECTORS
December 6th, 2023

The meeting of the Board of Directors of the Old Mill Run Homeowners Association was held on Wednesday, December 6th 2023 in the Mill House following the conclusion of the annual membership meeting. Directors present were President - Linda Schwartz, Debra Babcock - Secretary, co-Secretary Stephanie Peebles, Treasurer Margaret Maiello, Directors Vince Lombardo and Jamie Randazzo. (Absent: Scott Young – Vice President).

A. Call to Order and Quorum Determination: President Linda Schwartz called the meeting to order at 8:09 pm and determined that a quorum was present.

Board Membership appointed positions: All board members agreed to stay in their current positions with the new members serving as directors.

E. Selection of next board meeting: Board has agreed to continue with the 2nd Wednesday of the month.

E. Adjournment With no further business pending, the meeting was unanimously adjourned on the motion of Debra Babcock and the second of Linda Schwartz at 8:16pm.

_____Debra Babcock, Secretary

Approved on _____