

## MEETING MINUTES

### OLD MILL RUN BOARD OF DIRECTORS

February 13, 2024 at 7:00 p.m.

(Meeting also held via Zoom)

Present: Linda Schwartz, Scott Young, Stephanie Peebles, Jamie Randazzo, Vince and Alyssa Lombardo and Becky Race. Present via Zoom: Margaret Maiello, Pam and Jim Barker, Molly Hines, Peggy Copare

- A. Call to Order and Determination of Quorum – The meeting was called to order at 7:00 p.m. It was determined that there was a Quorum of Officers with 6 of 7 present.
- B. Approval of Minutes of Previous Meeting – January 2024 The Meeting minutes were reviewed by all Board members. Scott made a motion to accept the Minutes as submitted and Jamie seconded the motion. The Minutes were unanimously approved.
- C. Financial Reports – Approval of Financial statements for December, 2023 The December financial report was reviewed by the Board and accepted as submitted.
- D. Other items to address/discuss:
  1. Fallen tree in the natural trail damaging fence on Lot 72 – Member handled. Thank you to Paul and Elle for taking care of this situation.
  2. Application for screen enclosure extension – Lot 73 The application for screen enclosure was reviewed and approved subject to the removal of the fencing that the screen enclosure will be replacing. Stephanie made motion and Jamie second. The application was unanimously approved with the aforementioned stipulations.
  3. Application for out building – Lot 70 – The application for out building was reviewed. There are numerous questions that the Board has for the Member. Those questions will be submitted to the Homeowner and the application will be placed in pending status.
  4. Application for front porch screen enclosure – Lot 70 The application for the front porch screen enclosure was review and approve. Motion for approval from Vince and seconded by Stephanie. The application was unanimously approved.
  5. Garage approval – Lot 34 The garage application was reviewed and thoroughly discussed with the Member who was present at the meeting. The application required a variance be approved to allow the building to be 10 ft. from the east property line due to the location of the Well and Septic/Drain field. All other setbacks were acceptable. The application was considered subject to the removal of the shed and lean to/pole barn type structure within 30 days of the completion of the garage. Stephanie made a motion to approve the application with the aforementioned stipulations and Vince seconded the motion. With a 4 to 3 vote, the application was approved.
  6. ARC Committee – Need 3-5 for committee. Becky and Michelle agreed to participate. Jamie agreed to represent the Board on this committee. Other nominations are still required.
  7. Movie Night – February 23<sup>rd</sup> at 7:00 p.m.
  8. New grass/mulch/planting – Thank you to Dave Edenfield for all the hard work in picking up, delivering and laying all the new mulch and grass at the Entrance. It looks great and is much appreciated.

- E. Any old/open/new items to discuss – (Board Members) 1. There continues to be a need for clean up work on Lot 26 with the rust on the house and fencing. A letter will be sent to the Member. 2. A member of the community and several Board Members requested a timeline for completion from the Members of Lot 16. Specifically, this timeline should address the driveway/apron, landscape plans, lawn specifications and the removal of any personal or construction items from the common area to the west or north of the lot. A letter will be sent to the Member.
  
- F. “Members have the Floor” – (Members) Peggy brought up the need to review the ditch check and Swales in the neighborhood. She also requested the Board to re-visit the restrictions regarding driveways and take the necessary actions to enforce them. It was suggested that there are a few driveways that do not meet requirements.
  
- G. Adjournment – The Meeting was adjourned with a motion from Vince and seconded by Jamie. All Members unanimously approved.

Date: \_\_\_\_\_

Minutes submitted by Secretary, Stephanie Peebles: \_\_\_\_\_