

## MEETING MINUTES

### OLD MILL RUN BOARD OF DIRECTORS ANNUAL MEETING

January 17, 2023 at 7:00 p.m.

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

Present on Zoom: Margaret Maiello, Pam and Jim Barker, Becky R, Molly C

- A. Call to Order and Determination of Quorum – The meeting was called to order at 7:05 pm and it was determined that there was a Quorum.
- B. Approval of Minutes of Previous Meetings – Minutes from Annual Meeting/Board Organizational Meeting. Meeting Minutes were approved with a motion from Stephanie and second from Scott. Passed unanimously.
- C. Financial Reports – Approval of Financial statements for December, 2023 – The December Financials were not yet available.
- D. Other items to address/discuss:
  1. Fallen tree in the natural trail damaging fence on Lot 72 – Although it was decided at the annual meeting that the HOA was no longer going to assist with issues such as fallen trees in the nature trails, it was discussed that we would contact the HOA Attorney to see if this was allowed based on current Deed Restrictions. It was decided that we could offer to “split” the cost of repairing the fence on Lot 72 with the Owners. Linda to reach out to them to discuss further.
  2. Amendment to Deed Restrictions – Fees and Nature Trail issue to be added – This is also a topic of discussion with the attorney on what was needed and timeframe/cost.
  3. Annual HOA dues payable by January 31<sup>st</sup> – All annual HOA dues of \$650/lot are due by January 31<sup>st</sup>. Numerous checks have already been received and deposited. Margaret to contact any homeowners with unpaid dues after January 31<sup>st</sup>. A reminder email will also be sent.
  4. Parking at entrance for school buses – It was brought to the Board’s attention that the parking of cars (both running and off) are killing the grass on the west side of the entrance. An email will be sent to request no parking in the area to keep the entrance looking good.
  5. ARC Committee – Need 3-5 for committee. Becky Race agreed to participate. Michelle Hulbert also volunteered to continue on the committee. We will reach out to others that may be available.
- E. Any old/open/new items to discuss – Board Members  
Matthew Hulbert will be working on the Wheel in the next week or so. It will be needing monthly maintenance, weighting and scrubbing. Becky R informed the Board that there are markers where the planned garage will be and invited the Board to come and view this for approval on the project. January 26<sup>th</sup> will be Movie Night at the Millhouse. A Reminder email will be sent to request all Christmas decorations be removed by January 31<sup>st</sup>. Becky R had a question about what was changing on the Deed Restrictions. She was advised that most

changes included removing “Developer” and replacing with “Board of Directors” and some other changes that she would be able to review once distributed to the Community for vote.

- F. “Members have the Floor” – Molly volunteered to work with the County to possibly relocate the bus stop from our entrance to more East on Lenze. This would eliminate parking on the grass at the entrance and make it more centrally located for the other houses in the general area.
- G. Adjournment – Stephanie made a motion to adjourn and it was seconded by Scott. Meeting adjourned at 7:36 p.m.