

MINUTES

OLD MILL RUN BOARD OF DIRECTORS MEETING – ANNUAL MEETING

February 9, 2022 at 7:00 p.m.

Special Note – Due to the COVID 19, Meeting held via Zoom

Mill House will also be open with social distancing suggested

The Board of Directors of the Old Mill Run Homeowners Association met for the monthly board meeting on Wednesday, February 9th, 2022 7:00p.m. at the Old Mill House and via Zoom.

Board Members present President - Linda Schwartz, VP - Scott Young, Treasurer - Lawrence Samuel, Co -Treasurer - Margaret Maiello, Secretary - Stephanie Peebles, Co-Secretary - Debra Babcock, Director - Jim Sansevera (via zoom)

Community members present via zoom: Rosa Solorzano, Jim and Pam Barker. Present: Steve and Laura Corbett and Peggy Copare.

- A. Call to Order and Determination of Quorum-** President Linda Schwartz called the Annual meeting to order at 7:03pm and confirmed the presence of a quorum.
- B. Approval of Minutes of Previous Meetings:** The minutes from January 2022 general board meeting were presented and reviewed. January 2022 minutes were approved as written on a motion by Margaret Maiello to accept them as written and a second by Stephanie Peebles. Passed unanimously.
- C. Financial Reports.** The financial statements were presented by Lawrence (Treasurer) for January, 2022. As always, financial statements are available at the Mill House upon request.
- D. Financial Matters for 2022:** Lawrence (Treasurer) indicated to the board he felt another line item regarding the new security camera system should be separate from the budget as a whole as there would be incurred monthly expenses. Lawrence Samuel made a motion to amend the budget by adding a separate line item for the monthly security camera costs facilitating auditing and financial ease. 2nd by Scott Young, passed unanimously.
DUES UPDATE- 2 lots remain outstanding however, both have made payment deadline dates. 2 additional lots are currently on a payment assignment. All other lots are paid in full for 2022.
- E. ARC Activity:** Bret Hamilton was not present. However, the board discussed the following items: Lot 37 requested a paint change. The ARC had already reviewed and approved the required paperwork and colors presented. The board made a motion to approve the colors presented. Lot 60 has requested to build an addition to a porch area. They will provide completed plans to the ARC board in the near future.
- F. Other Items:**
 - 1. *Painting the fence:* Repairs are needed to the EAST side of the OMR community; there has been trespassing issues through the section where boards are missing and in need of repair. There is also an issue of fence repairs needed along Lenze. A bid of \$400.00 was made by the company currently working on the West side. A motion to repair the fence along Lenze for \$400.00 was made by Stephanie Peebles with a 2nd by Margaret Maiello. Passed unanimously. The board has discussed using the boards from the West that are in good repair to replace the

missing / broken boards on the west. This will be re-addressed at the next meeting.

2. *Repairs and Painting the Millhouse* – Scheduled to begin - Pending - awaiting contractor to start this project. No color change to the Mill house at this time.
3. *Security cameras* – Installed and working -will have monthly fee added to budget line.
4. *Trail to lakefront through HOA back lots:* A community member has been trying to keep some of the trails in the back area clean and open for walking. However, much discussion around the fact that these are environmental areas indicates not much can be done to these properties owned by the HOA. A trail through two of the back lots may be an option for clearing to use as a walkway or possible park like area. The board will do additional research regarding these areas and determine if anything can be done - tabled at this time.
5. *Drain in the swale between Lot 47 and 50* - The community land between these 2 properties has been filled over the years and there is currently no drainage. As this area is located on the community property (nature trail), the Board approved the bid to install drainage tubing to connect the existing culverts to assist with the flow of water to the main culvert on the corner of Old Mill Road East and Mill Pond Road.
6. *OMR Website* – Please note the OMR web site is up and running. Some suggestions from the board members and community included: add the ARC form, include the bylaws and Declarations. Add a Map of the lots.
7. *Movies at the Millhouse* –NEXT February 25th, 2022 (*please check the website*). First Movie night went great with 9 kids. Linda indicated it's nice for the kids in the neighborhood to meet each other. Hopefully more kids will be present for future shows.

G. Unfinished / new business:

- Lamp post issues remain pending.
- **Lot 19/20 clean up-** continues to be in progress.
- **15105 Mill Pond Road** – Management Company has contacted HOA to make sure the yard (fence) is in compliance with the HOA rules and regulations. Linda Schwartz reported the fence was repaired and yard has been mowed.
- **29044 Old Mill West** home has been sold.
- **Entrance Lights:** were not working, repaired and working at this time.

H. Members have the Floor – Member, Laura Corbett of lot 42, discussed the ongoing concerns and lack of action with regard to the water issues around her house. She indicated the water is not receding and starting to come close to the home. She indicated since the pitch of the road has now pushed the water off, it sits in the sides and needs something to move the water through "like a culvert". The board informed her they will seek advice from someone in engineering to assist and get back with her before the next meeting. The board also informed her last year an engineer from the county was out and indicated that the biggest problem was the fact that the area was wet and the water table was high. Stephanie Peebles indicated the answer may be to bring in dirt to create a higher grade from the house. Other homeowners have done this and had success. The board will seek professional assistance.

Adjournment: A motion to adjourn was made by Linda Schwartz at 8:35pm with a second by Debra Babcock and approved unanimously. The meeting was adjourned at 8:36pm.

_____ Stephanie Peebles

Approved on _____