

MINUTES

OLD MILL RUN BOARD OF DIRECTORS MEETING

January 11th 2023 at 7:00 p.m.

Meeting also held on Zoom

The Board of Directors of the Old Mill Run Homeowners Association met for the monthly board meeting on Wednesday, January 11, 2023 at 7:00p.m. at the Mill House and via Zoom call.

Board members present -President-Linda Schwartz, VP-Scott Young, Treasurer-Margaret Maiello (zoom), Co-Secretary-Stephanie Peebles, Co-Secretary-Debra Babcock, Director-Vince Lombardo and Director-Jamie Randazzo.

Community members present: Marty and Ray Hosley, Marty and Elisabeth Priest.

- A. Call to Order and Determination of Quorum-** President Linda Schwartz called the meeting to order at 7:01 pm and confirmed the presence of a quorum.
- B. Approval of Minutes of Previous Meetings:** The minutes from the annual meeting December 2022 and the General board meeting were presented and reviewed. December 2022 minutes were approved as written on a motion by Scott Young to accept them as written and a second by Stephanie Peebles, Passed unanimously.
- C. Financial Reports.** The financial statements were presented for December 2022 with the annual budget which was reviewed. No changes were noted. As always, financial statements are available at the Mill House upon request.
Financial Matters for 2023: No new financial matters
- D. Other items to discuss:**
1. Application for a pool with variance for Lot 1. Paperwork has been submitted for a pool in the back yard of lot 1. A motion was made by Debra Babcock to approve the location of the pool with a variance as submitted. A second by Scott Young. Passed unanimously.
 2. Update on bylaws and deed restriction revisions- The board has agreed unanimously that the completed bylaw revisions will be send to the HOA attorney for review. This motion was passed at the December 2022 meeting.
 3. Lawn entrance and landscape maintenance contract: The board agrees the current landscaping/mowing contractor has done an excellent job and would like to continue with the same services. A motion was made to continue with the same contractor to mow by Stephanie Peebles and 2nd by Vince Lombardi. Passed unanimously.
 4. Property improvements without application: It was noted there has been a couple of property owners who have completed or are in the process of renovations to their property without submitting an ARC application. Lot 10 has added a screen area to their back yard pool area. Work is completed and it was noted they have obtained county permitting. The board has agreed to resend information to the community requiring ARC permits for upgrades, construction etc. The board also agrees to approve the screen room.

5. Nature Trails: The community trails continue to be a discussion as the HOA board feels they are not only a liability but an expense as trees in the trail that may pose a concern to a homeowners land or buildings will be an expense to the HOA community. The Board would like to do a feasibility study regarding cost and ownership potential for adjacent homeowners to the community trail own the 10 feet.
6. Dog stations. The discussion of a "doggy Station" continues as the board agrees this may help with those not only in the development but those who are walking and not picking up after their animals.
7. Movies at the Mill House - scheduled for January 27th, 2023 at 7pm. Movie suggestions are always welcome.
8. Fence Painting along Old Mill Road entrance on both sides and corners of Old Mill East and West. Due to rain this has been delayed however, Scott Young reported should be done in the upcoming weeks. Light post were also discussed the board will look for additional volunteers.

E. Board members - new / open items for discussion: No members had anything additional to discuss beyond the meeting agenda.

F. Members have the floor: Marty and Ray Hosley were present to discuss concerns of a large tree in the community trail that has partially fallen over and is leaning towards their garage. The board agrees removal cost will be incurred by the community HOA as it is in the community trail. The Hosley's indicated they will get the tree removed and obtain at least 3 bids for removal.

Mr. and Mrs Priest were present to discuss a number of concerns regarding a "hostile letter" and other issues with their neighbor/neighborhood.

G. Adjournment: A motion to adjourn was made by Debra Babcock with a second by Margaret Maiello and approved unanimously. Meeting adjourned at 7:49 pm .

Meeting minutes approved on

Secretary
