

MINUTES

OLD MILL RUN BOARD OF DIRECTORS MEETING

June 15, 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 -June 15th 2022 at 7:04 p.m. At the "Old Mill Community House" in person and via Zoom.

Board Members Present

President- Linda Schwartz
Vice President -Scott Young
Treasurer- Margaret Maiello- via zoom
Secretary - Stephanie Peebles
Co-Secretary/Director- Debra Babcock

Community members present: Chris and Mark Roso, Vince Lombardo

Members on zoom: Heather and David Batson, Rosa Solorazno, Jim and Pam Barker.

- A. Call to Order and Determination of Quorum: President Linda Schwartz called the monthly meeting to order at 7:04pm and confirmed the presence of a quorum.
- B. Approval of Minutes of Previous Meetings – The minutes from May, 2022 general board meeting were presented and reviewed. The May 2022 general meeting minutes were also approved as presented on a motion by Stephanie Peebles with a second by Scott Young. Pass Unanimously.
- C. Approval of Minutes of June Special Meeting: A motion to approve the short meeting in June 2022 was made by Linda Schwartz with a second by Debra Babcock. Passed unanimously.
- D. Financial Reports – The financial statements for March/ April, May 2022 were reviewed. June 2022 financials are currently at the accountants. No further updates. No changes to the current financials
- E. Financial matters 2022: There will be a charge for the newest issue of "Bees" in the Old Mill House. Price pending but quoted between 375.00- 500.00.
- F. Other items to address/discuss:
 1. Wheel and Pond – Paint is in and wheel needed additional wood repairs- Paint is finally in and work will soon be completed.
 2. Lot 26 – Fence improvement (no application yet) thus no further action.
 3. Edging, Mowing and Spraying- The board will go around and check the roads for issues regarding edging and weeds. Home owners will be notified of any issues.
 4. Movies at the Millhouse – Saturday, June 18th Due to a scheduling conflict the "Movie " night will be set for Saturday June 18th, a notice will go out. It was mentioned that hopefully people will check the "Old Mill Run" web site.
 5. Fence painting along Old Mill Road entrance on both sides- Scott Young said he will work on that in the upcoming weekends.
 6. Lot 17 has removed all down trees that were of concern.

G. Any old/open/new items to discuss – Board Members- Board members mentioned the issues of the "bees and will have a professional address the situation. Stephanie Peebles mentioned the HOA meeting signs are being made at this time.

H. "Members have the Floor" – Any items to discuss: David Batson expressed his concern for the "approved building" that will be in the development. He stated he did not want to be a "warehouse district" . He was further upset regarding money he had to spend to put up his garage on his lot. Mr. Batson reported the "Metal building in this neighborhood" will be the "worst decision" ever made. He requested a reversal of the ARC and Board approval. President, Linda Schwartz rebuttal- the vote was 9 yes to 2 no. The building is 100% within the guidelines of the HOA bylaws and within ALL setbacks. No further discussion.

I. **Adjournment:** A motion to adjourn was made by Stephanie Peebles with a second by Scott Young. Approved unanimously. The meeting was adjourned 8:20pm.

_____ Stephanie Peebles

Approved on _____