

MEETING MINUTES  
OLD MILL RUN BOARD OF DIRECTORS MEETING  
May 15, 2024  
(Meeting also held via Zoom)

**Present in person:** Board Members - Linda Schwartz, Stephanie Peebles, Debra Babcock, via zoom  
Margaret Maiello, Jamie Randazzo. Absent: Vince Lombardo, Scott Young.

Community Members: David Batson, Matthew and Michelle Hulbert, Becky Race

**Present on Zoom: Community Members present** - Pam and Jim Barker,

- A. The meeting was called to order at 7:00pm and it was determined a quorum was present.
- B. Previous Meeting minutes (April 2024) were unanimously approved with a motion by Debra Babcock and a 2nd by Stephanie Peebles. Passed unanimously.
- C. Financial reports for March and April 2024 were reviewed by all board members and approved as written unanimously. Margaret Maiello requested the board look into a money market or financial investment that would make more interest income for the HOA. Board member, Jamie, indicated he had some ideas and they would investigate some options to bring to the board at the next meeting.
- D. Other items to address/discuss:
  - A. Lot 1 - Dead tree removal needed. Homeowner is working with tree service to have the tree removed as it is over the HOA fencing and if it falls, will likely cause damage to the fence.
  - B. Lot 16 - There were concerns voiced by members of the community regarding the homeowner's property line and a parked vehicle and trailer and some landscaping. The homeowner was present during meeting discussions. The homeowner clarified that the septic mound was on his property and had all proper permits completed and passed. He also stated that additional millings placed on the side of the yard near/on the west side easement would be used to level the driveway in preparation for pavers.
  - C. ARC Committee - The ARC Committee has been restored with its first meeting being held today (5/15/2024). Members of the ARC committee included: Becky Race (to chair), Jaime Randazzo-representing the HOA board, Louis DeLeon and Lawrence Samuel.
  - D. Up-Lighting: The electrical for the "up lighting" has been installed and the lights currently shine outward on the Mill House Trees. A discussion surrounding the lighting included calling the installer to return for further discussions regarding the up lighting along with suggestions to further lighting the entrances.
  - E. Spring Clean up: A gentle reminder flyer was sent out to all homeowners regarding spring clean up. The board mentioned again it is time to clean up yards, weed, power wash and clean your property.
  - F. Movie Night - Movie night is scheduled for May 31st at 7:30pm. Please note the new time.
  - G. Any old/open/new items to discuss – There was an extensive discussion with the board and community members regarding the old platted overgrown "proposed" roadway/easement in the back of the community between lots 15 and 16. Margaret Maiello made a motion to provide the current (1981) survey plat to a survey company for

updating along with identification of the road pins. A 2nd by Debra Babcock, motion passed unanimously.

L. "Members have the Floor" - David Batson requested a copy of the financials be sent to him via email. He also requested survey information be placed in the Old Mill Run HOA website. Linda indicated this could be done.

M. A motion to adjourn was made by Stephanie Peebles with a 2nd by Debra Babcock. Passed unanimously 7:55PM.

Member signature: \_\_\_\_\_

DATE: