

MINUTES

OLD MILL RUN BOARD OF DIRECTORS MEETING

September 14, 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 - September 14, 2022 at 7:05 p.m. at the "Old Mill Community House" in person and via Zoom.

Board Members Present

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

Community members present:. Vince Lombardo, Carlos Hernandez, Chris Roso
Members on zoom: Pam and Jim Barker, Rhoda DeLeon

- A. Call to Order and Determination of Quorum: President Linda Schwartz called the monthly meeting to order at 7:05pm and confirmed the presence of a quorum.
- B. Approval of Minutes of Previous Meetings – The minutes from August, 2022 general board meeting were presented and reviewed. Meeting minutes were approved as written on a motion by Debra Babcock, with a second by Margaret Maiello. Pass Unanimously.
- C. Financial Reports – The financial statement for August is currently not available and will be forwarded to members once obtained.
- D. No new financial matters at this time.
- E. Other items to address/discuss:
 1. Application for a shed - Lot 42: Member was present during the meeting for any questions. Shed plan is to place within setbacks and on the far back SE corner of the property. No permit was needed per county. Structure will have tie downs.
 2. Lot 16- burning and clearing- Member has obtained the proper burning permits for the fire as he continues to clear his lot. It was indicated by members that the owner stated he has finished burning. Construction project has had tentative approval, the ARC needs the final sketch of the home location.
 3. Movies at the Millhouse – September 23rd, 2022 -7pm... Please check website.
 4. Fence painting along Old Mill Road entrance on both sides: Fence painting continues to be an issue with current wet weather and busy schedules. Linda will get a hold of Scott Young to see how this is coming along.
 5. Entrance grounds /flower beds: The entrance of the HOA has a lot of weeds in the beds. Linda would like to email the community asking for member volunteers to help with the weeding. Anyone is welcome to weed the beds as they have time.
 6. Lawn Maintenance: The contract for the company Elite has been sold. The new company has not done a good job, edging was not completed etc. Since the contract is paid through the month, we will continue with what's in place until then. One of the

members of the community (Dave E.) has offered to continue with the mowing and maintenance of the HOA entry. He would continue with the contract that is in place and willing to mow the grounds along Lenze road (previous mowers were not doing this) and abide by the contract. A motion to offer the lawn care service to Dave E to complete through Oct-December with a review in December, 2022 to review the contract -was made by Debra Babcock. A second by Linda Schwartz, Passed unanimously.

7. AC repair and maintenance of Mill House: The air conditioner in the mill house was not working, with the inside temp very high. Corman was called (they installed the unit in 2019). The unit had been plugged with debris and mulch plugging the drainage system. They cleared the debris and cleaned the unit. It is now running fine. The cost of service was \$230.00 paid from general funds.

F. Board Members: No comments or discussion from the board.

G. "Members have the Floor" – No comments or discussion from the board.

H. Adjournment: A motion to adjourn was made by Stephanie Peebles with a second by Debra Babcock. Approved unanimously. The meeting was adjourned 7:29pm.

_____ Stephanie Peebles

Approved on _____