

MINUTES

OLD MILL RUN BOARD OF DIRECTORS MEETING

April 13 , 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 -March 9th, 2022 at 7:05p.m. at the Old Mill Community House and via Zoom.

Board Members Present

President- Linda Schwartz

Vice President -Scott Young

Co- Treasurer- Margaret Maiello

Secretary - Stephanie Peebles

Co Secretary/director- Debra Babcock via zoom.

Director- Jim Sansevera

Absent -Treasurer, Lawrence Samuel

****Community members present: The Swearingers, Edmond and Merlinda

Members on zoom: Pam and Jim Barker. Peggy Copare, Molly Cunningham, Manny. The Corbetts (Laura and Steve).

- 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 March 9th, 2022 of the general board meeting were presented and reviewed. The March 2022 minutes were approved as presented on a motion by Margaret Maiello and a second by Stephanie Peebles. Passed unanimously.
- C. **Financial Reports** – The financial statements for February 2022 (awaiting March financials from the accountant). No further updates. No changes to the current financials. Financials budget: \$11,000.00 in the Road Fund. General reserve \$27,000.00. Regular operating account \$33,860.00
- D. **Financial Matters for 2022:** No new updates.
- E. **ARC Summary Report:** ARC, Chair - Bret Hamilton not present. The board has been updated regarding the ARC items below.
 - Lot 47 presented an ARC form for review: Requested to extend the current fence to the back yard area. Application indicates the fencing will be the same as previously approved and installed. A motion to approve was made by Margaret Maiello to accept the increased fencing with Jim Sansevera as a second. Passed unanimously.
- F. **Other items to address/discuss:**
 1. Repairs and Painting the Millhouse are almost completed. Mill house wood that was rotten has been replaced and the Mill House has been updated with fresh paint. Additional expenses for Shutters (materials) were discussed as the contractor found the shutters to be in *disrepair no cost for this*. The signs will also need a coat of paint to match the Mill House. There is currently a bid for \$850.00 (paint and prep) however; the board agrees there needs to be more research regarding the paint product. The board agrees the color will remain the same (sand). The board will table the motion regarding painting the wheel at this time. Stephanie has made a motion to accept the price of the \$850 to paint the pond as long as the board can

- further research the product. Scott Young has made a motion to pass the painting and repair to the pond with the acceptance of the product used by the board.
2. A motion by Jim Sansevera was also made to update/paint the mill house entrance signs to match the updated Mill House. 2nd by Stephanie Peebles, passed unanimously.
 3. Cleaning and Sealing the Rock wall on the Millhouse work has been donated by Stephanie/Tommie Peebles (Thank you).
 4. Security cameras – Training on operation of the license plate camera is pending.
 5. Lot 19/20 – Front cleanup needed again- home has an additional lot which had some heavy equipment work done causing ruts in the ditch which is now creating drainage issues. The lot will need the ditch repaired for water flow. The board agrees to send a letter to the homeowner regarding the situation. Follow up next meeting.
 6. Lot 26 – Beautiful new home has been constructed on the lot however, it appears both sides of the lot are missing grass / sod leaving the edges with sand and weeds (lack of mowing). The board would like to review the landscape plans. The board agrees a letter is needed to request both a landscape plan and discuss the plans for the sides of the lot. Follow up at next meeting regarding outcome of letter.
Board agrees there needs to be a landscape plan. Linda will send letter.
 7. Driveway/road Edging needed (ongoing) - many lots have not kept up on the edging and there are areas of overgrowth along the road. The board agrees an email should be sent out with homeowners acknowledging the receipt of the information.
Homeowners must edge their yard. The board will walk the roads to investigate wear and edging around the community. An email will be constructed and sent out by Linda (President) regarding the need to edge grass overgrowth in the next 30 days.
Board will address again at next meeting.
 8. House painting and Roof washing needed on properties. The board agrees there are a number of homes that need to be power/washed as there are areas of mold/debris, trees and more on some of the roofs. There are a number of homes that need paint updates. The board will send out an email to all members as an update. Homes in disrepair will be sent a letter regarding repair needs with a request for follow up.
 9. Movies at the Millhouse – Next event is scheduled for April 29th at 7 p.m.
 10. Arbor Day – The board would like to plant a Tree at the entrance for Arbor day.
April 29th, updates will be in the Grist.

G. Unfinished/New Business from the Board to discuss:

1. Fence painting along Old Mill Road entrance on both sides: There are some touch-up areas that need to be addressed on the entrance fence. The HOA has the paint. Will look for a volunteer.
2. Resource Board for service providers and Members company information: The front resource board is being repainted. The board would like the community to put any recommendations that members could use as a resource such as services etc. Updates regarding this will be in the grist.
3. \$200 credit from Yard Stop – The HOA has a credit from yard stop and would like to purchase additional Mulch and rock with the credit. All board members agree.
4. HOA signs- the current HOA signs are in disrepair. Debra Babcock made a motion to order 2 new signs not to exceed \$100 for the announcement of the monthly meetings. 2nd by Jim Sansevera. passed unanimously

- H. Board Members; Update-** A drain was installed to move water as previously discussed in March minutes. Lot 33 still needs boards repaired along the fence, but in progress. Margaret indicates she has some boards that can be used to close of the perimeter fence

that remains open along the side of the perimeter of the community. Scott Young will follow up on this.

- I. **“Members have the Floor”** – Lot 17 has a number of trees that need to be cut down. Linda will contact the members regarding the dead trees and send a letter. Jim Barker reports issues with people burning. Linda will put in the web site to please be courteous regarding burning and comply with county burning regulations.

Adjournment: A motion to adjourn was made by Jim Sansevera with a second by Stephanie Peebles and approved unanimously. The meeting was adjourned at 8:14 pm.

_____ Stephanie Peebles

Approved on _____