

MINUTES

OLD MILL RUN BOARD OF DIRECTORS MEETING

March 9, 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 7:00 p.m. at the Old Mill Run Community House and via Zoom.

Board Members Present included President-Linda Schwartz, Vice President-Scott Young, Co-Treasurer-Margaret Maiello, Secretary - Stephanie Peebles, Co Secretary/Director- Debra Babcock, Director- Jim Sansevera (via zoom)

Community members present: Mark and Chris

Members present via Zoom: Rosa Solorzano, Peggy Copare, Pam and Jim Barker, Laura and Steve Corbett

- A. Call to Order and Determination of Quorum-** President, Linda Schwartz called the meeting to order at 7:02pm and confirmed the presence of a quorum.
- B. Approval of Minutes of Previous Meetings:** The minutes from the February 9th, 2022 general board meeting were presented and reviewed. The February 2022 minutes were approved as presented on a motion by Margaret Maiello and a second by Stephanie Peebles. Passed unanimously.
- C. Financial Reports.** Due to an urgent matter, Treasurer, Lawrence Samuel was unable to attend the general meeting. Financials will be sent out. Margaret Maiello reported no changes with current financials.
- D. Financial Matters for 2022:** No new financial update. 2022 Dues are paid other than 2 outstanding lots with one making arrangements and the other indicating payment was sent.
- E. ARC Summary:** Bret Hamilton chair of the ARC committee was not present. The board has been updated regarding the ARC items below.

1. HOA perimeter Fence: All repairs and painting to the fence (previously approved) have been completed. A motion was made by Stephanie Peebles to fix/repair the fence along Lenze road with the previous meeting information (Bid) of \$400.00. A 2nd by Margaret M. passed unanimously.

2. Lot 46 submitted an ARC application for a shed: Shed will be 10 x 12 and meet the required setbacks. Motion to approve the garden shed which will match the colors of the home was made Debra Babcock with a second by Scott Young.

3. Lot 18- ARC Application for Fence installation. Lot 18 has presented to the ARC committee an application to install fencing around the perimeter of the yard. The Board agreed they needed more information however, voiced pending approval once the fence setbacks and drawing of placement was presented.

4. Lot 37 presented color updates for their home. A motion to accept was made by Linda Schwartz with a 2nd by Scott Young. Motion approved unanimously.

5. Repairs to the Mill House. The back side of the Mill house has a number of rotted boards near the upper windows along with some rotten exterior wood. This was approved at the previous meeting with work pending. Colors of the Mill house will remain the same but completely repainted for a fresh look.

F. Other ITEMS:

1. Millhouse paint and update/repairs are scheduled to begin 3/14/22
2. Security cameras are in place - up and running. Training for the cameras have been scheduled.
3. Swales: The board has discussed this topic numerous times regarding the water flow and the swales that have been filled in by home owners. The Board agrees the swale between lot 47 and 50 needs to be drained. This is considered HOA community property and would be at the expense of the HOA. Linda indicated she will work on obtaining bids for this project. The previous bid for a drainage pipe for this area was \$300.00. A motion was made by Linda S. to add the drainage pipe with a 2nd by Margaret Maiello.
4. OMR Website: The OMR website has been updated with many great tools including - Community Lot maps, ARC application form, The Grist, updated Deed restrictions and HOA Bylaws. www.Oldmillrunhoa.com
5. Movies at Millhouse: Pizza and Game night was on March 18th, 7pm and went well. Please check the *OldmillrunHOA.com* web site for updates.

G. Entrance light repairs: Tony Frick has completed the repairs to ensure the entrance is lit.
Thank you to Tony Frick.

H. Unfinished / New Business from the Board:

- Lamp Post: continue to be pending; there has been communication from the utility company but slow progress.
- Lot 19/20 clean up- in process of being completed.
- 15105 Mill Pond Road: Management Company has responded - There had been discussions regarding the fence to this property which was in disrepair. Management has responded and will complete. Board will follow up at the next meeting.
- Lot 73 - Lot cleared and construction began.
- Lot 27 -Home Painting plan: Multiple colors currently. Need to contact the Owner if not corrected. No action at this time.
- Lot 69 -Trailer and Lot Clean up: Homeowner is in the progress of working on the yard and utilizing the trailer. No further action.
- Home for sale on 29044 Old Mill West has a Pending sale.

I. Members have the Floor” – items to discuss: Member -Laura of lot 42 requested a discussion regarding the issues around the water on her lot. Lot 42 indicated the water has

become an issue and does not flow out properly. It appears the water is sitting in the community area (as discussed above) and needs to have a drain pipe and dirt removed. The board will further address this (see above) by obtaining Engineer assistance.

Adjournment: A motion to adjourn was made by Linda Schwartz with a second by Debra Babcock and approved unanimously. The meeting was adjourned at 8:35pm.

_____ Stephanie Peebles

Approved on _____