

## MINUTES

### OLD MILL RUN BOARD OF DIRECTORS MEETING

**May 11th, 2022 at 7:04 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 - May 11th, 2022 at 7:04 p.m. at the Millhouse in person 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 (Zoom)

*Absent -Director, Lawrence Samuel*

Community members present: Vince Lombardo

Members on zoom: Pam and Jim Barker. Rosa Solorzano

- 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 April 2022 of the general board meeting were presented and reviewed. The April minutes were approved as presented on a motion by Stephanie Peebles with a second by Scott Young. Passed unanimously.
- C. Financial Reports – The financial statements for February 2022 were reviewed. April financials are currently at the accountants. No further updates. No changes to the current financials.
- D. Financial Matters for 2022 - Margaret M. mentioned that the money that was paid for the restoration of the millhouse that was approved previously has not been moved from the general reserve but will be. No new updates.
- E. ARC Summary Report: Bret Hamilton not present (chair). The board has been updated regarding the ARC items below. ARC form was presented from lot 3 with a request for an outbuilding. Building to have a concrete floor, meet codes. Structure will match the color of the home. *Application on file*. After a discussion of the ARC requested details, a vote was made: 1-No (indicating they were against the size of the building). 5-Yes. Lot outbuilding request was passed. Lot 3 homeowner was present to answer any questions of the board. Lot 3 also indicated he will be adding more foliage/trees to the lot lines to ensure the building will not be visible from Willow or Old Mill West.
- F. Deed restrictions/ Bylaw review: A community committee has been formed to go over the current deed restrictions and bylaws. The committee will meet again in June. The committee has determined much of the language is out of date including the wording "developer" and will present monthly on updates and findings. All updated revision and draft information will be mailed out prior to the annual meeting for community feedback and review. Also noted, homeowners and members are always welcome to join the meeting.

G. Other items to address/discuss:

1. Wheel and pond: Wheel and pond to be painted. After some investigation regarding paint products to use on the wheel and pond, a product has been decided upon. Wheel-work and painting of the pond to move forward, pending product arrival.
2. Lot 3 vote: Approved ARC request for outbuilding. The surrounding lots were contacted and updated about the new outbuilding request and all parties gave "approval".
3. Rock wall cleaned and sealed: Thank you to Stephanie and Tommy Peebles.
4. Modem installed at Mill House. All new security system installed and needed a commercial modem, being installed Monday.
5. Edging and spraying- President, Linda Schwartz has emailed out to homeowners notifying that they need to continue edging and spraying their lots to keep the roads from cracking and weeds damaging the roads. Again, mentioning this during the meeting and indicating she will send another email. It was noted those who do not take care of the road/frontage weed control will likely get a letter notifying them of the situation and need to remedy.
6. Lot 26 has a pending sale. Offer may include remedy to the lawn and hopefully completion of the side line missing sod.
7. Movies at the Millhouse: MAY 20th, 2022 at 7pm. Always looking for movie ideas. All welcome to join the fun.
8. Arbor Day tree planting was a success. A number of new community members were present. The new tree is located at the entrance and doing well!
9. Fence painting at Entrance is pending - Scott Young will work on this.
10. Stephanie to work on getting new HOA Meeting signs created for the entrance.

H. Additional items from Board Members: Jim S. mentioned concerns for Lot 17 with some trees that may become a safety hazard. Linda S will check with the home owners regarding this issue. Linda and Stephanie also mentioned there needs to be some home maintenance to a few houses in the development with roof cleaning and possible home painting.

I. Community members have the floor: No new concerns.

**Adjournment:** A motion to adjourn was made by Debra Babcock with a second  
By Stephanie Peebles and approved unanimously. The meeting was adjourned 8:04pm.

\_\_\_\_\_ Stephanie Peebles

**Approved on** \_\_\_\_\_