

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS MEETING

November 8th, 2023

(Meeting also held via Zoom)

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

Present on Zoom: . **Community Members present-** Pam and Jim Barker, Molly Hines, Louis & Rhoda DeLeon.

- A. The meeting was called to order at 7:004 pm and it was determined there was a quorum.
- B. Previous Meeting minutes (May 2023) were unanimously approved with a motion Stephanie Peebles and a second by Debra Babcock. Passed unanimously.
- C. Financial report September 2023 was presented reviewed and approved as written unanimously.
- D. Other items to address/discuss:
 - A. Lot 34 Garage application: Stephanie Peebles made a motion to approve with clarification of the line setbacks per the submitted application drawing (ensuring fence is on owners property). 2nd by Debra Babcock, approved with clarification.
 - B. Electrical issues at the Mill house: Linda will obtain a quote regarding repairs and possible replacement of the Mill House electrical box. Mill House outside sign lighting are not working, Linda will place solar lighting at the entrance in the interim.
 - C. Halloween party was a GREAT success. The board members want to thank Linda for another great community event.
 - D. Budget review and allocation of funding: The board agrees they will need to move funding into the general fund to allow for upcoming new year expenses (insurance etc). This was agreed upon unanimously and noted during the budget work group meeting.
 - E. Update:
 - 1. Community street lamp lights have been painted
 - 2. Fence line along Lenze has been cleared.
 - 3. Electrical up-lighting which was passed previously pending / obtaining quotes.
 - 4. Water wheel/ fountain will need a new pump, on hold pending possible new pool person with New Year price quotes.
 - 5. Mulch / Rock/ sod/ weeding: always looking for volunteers, will obtain quotes for next year's landscape needs. Discussions regarding the front entrance and weed control continue.
 - 6. Paint and ceiling repairs in Mill House. There are a number of areas in the Mill House where the "popcorn" ceiling is falling off. Linda will obtain quotes for repairs and paint. The board may need to look at complete removal of popcorn and paint to remedy the issues.
- H. Budget meeting: The board met for a work meeting prior to the general meeting reviewing the 2024 budget. Stephanie Peebles made a motion to approve and accept the proposed 2024 budget as presented, 2nd by Debra Babcock, passed unanimously.

- I. Nominations for board 2024: The board is taking nominations for the 2024 board.
- J. Annual meeting: Meeting date is set for December 6th, 7pm.
- K. Any old/open/new items to discuss – Board Member Linda Schwartz indicated there have been issues with the "rental house" in the development with landscape upkeep and mowing. The front shrubs have overgrown with broken boards on the fencing. Linda will contact the management company.
- L. "Members have the Floor" - No new concerns or comments.
- M. A motion to adjourn was made by Stephanie Peebles with a 2nd by Debra Babcock. Passed unanimously 7:31PM.

Member signature: _____

DATE: