

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS

May 14, 2025 at 7:00 p.m.

Board Members in Attendance: Linda Schwartz, Stephanie Peebles, Scott Young, Vince Lombardo, Jamie Randazzo

Members in Attendance: Barbara Totillo and Paul Turner

- A. The Meeting was called to Order at 7:02 p.m. and a Quorum was established.
- B. Approval of Meeting Minutes from March 2025. The Board has reviewed the March Minutes and there was a motion by Stephanie to approve, 2nd by Jamie and approved unanimously. The April meeting was cancelled due to lack of quorum.
- C. Review and approve Financial Reports (January – March) All Financials for January through March have been reviewed with no questions or changes.
- D. Other items to address/discuss:
 - 1. Wright Irrigation was contacted and repaired the Valve leak and also returned a second time to repair the main line break that needed repair.
 - 2. Changes to the Monthly Board Meeting – Members have been advised that there have been changes to the Monthly board meeting. These changes include: Zoom meetings cancelled, “Members have the Floor” has been removed from the Agenda, All meetings set for the 2nd Wednesday of the month, except July, unless otherwise notified by the Board.
 - 3. Some requests have been extended for community members to join the Nomination Committee. In order to fill Board vacancies, a Nomination Committee needs to be established. This consists of one Board member and at least two other members of the community. The Board requested volunteers.
 - 4. There is still a need for two additional members to this committee. The Bylaws indicate that there needs to be at least 5. Paul Turner has volunteered to join the ARC committee, so there are now two open positions remaining.
 - 5. Lot 70 – started on the construction of the outside storage. According to the County, there have been permits issued and one pending. We still do not have the correct plans for either the addition to the home or the outbuilding. They have been requested from the Member several times with no response.
 - 6. Lot 50 – Driveway extension application – This has been approved and the work has been completed.
 - 7. Lot 66 – Outbuilding addition application – This has been approved.
 - 8. Lot 13 – Replace existing shed and permission for RV parking. The Board was advised of these changes and concluded that no approval was necessary for the Member.
 - 9. Replace existing signs at front entrance including speed limit and other two. Linda will contact the sign company and get quotes to replace these signs. Paul suggested that we consider Wood signs for the entrance. It was also mentioned that the Speed Limit sign be larger and some of the other signs no longer apply. Stephanie made a motion to approve the replacement of the signs and Vince 2nd. It was unanimously approved.

10. David Batson requested that the Board read his email aloud and discuss the contents regarding long-term parking on the Easements/Right of Way/Nature Trail. After doing so, the Board members unanimously agreed that any suggested change could not be handled as a “Board Discretion” and would need to be an amendment to the Deed Restrictions. This can be done with a 60% vote at the Annual Meeting held in December. This will be put on the agenda for that time.

- E. Any old/open/new items to discuss – Board Members – One of our community members, Manny Sibila, passed away on April 12, 2025. They had a celebration of life for him. We all extend our sincere condolences to his wife, Diana, and their family and friends.

Stephanie requested that we contact the fencing company to repair the post at the west corner of the entrance along with several boards along the main entrance. Barbara agreed to contact Rembrandt Fencing to come out.

A member of the community advised the Board of a large chicken coop that had been constructed on Mill Pond. This was done with no application to the HOA. Scott addressed the issue with the Owners. The coop will be permitted but needs to be painted a dark color to match the house and fencing.

Scott brought up the street lines at the stop signs. He found an adhesive that would work rather than painting on the roads. The Board was agreeable and he will get further estimates on the cost.

There was a question as to whether chickens were permitted in the community. The area is zoned R1 which allows for chickens and only one livestock type animal per acre of land. No animals on the “exotic animals” list is permitted in Zone R1.

- F. Any items submitted in advance from the Membership – The Email from David Batson has been addressed above.
- G. The Meeting was Adjourned at 7:55 p.m. with a motion from Vince and 2nd from Jamie.