

## MEETING MINUTES

### OLD MILL RUN BOARD OF DIRECTORS

February 18, 2026 at 7:00 p.m.

Board Members Present: Linda Schwartz, Scott Young, Stephanie Peebles, Debra Babcock, Jamie Randazzo; Community Members Present: Jim and Pam Barker, Barbara Totillo, Becky Race, Beth Frick, Heather Batson, Dan Schutte, Josh and Samantha Mullaly

- A. The meeting was called to order at 7:02 p.m. and a Quorum was established with 5 Board Members present.
- B. A motion was made by Jamie and seconded by Stephanie for the Approval of Meeting Minutes from Annual December Meeting 2025 and January 2026. The Motion was approved unanimously.
- C. A Review of the Financial Reports for October, November and December was done by the Board and all reports were approved as received.
- D. Other items to address/discuss:
  1. There are a couple of houses pending sale in the community. One on Old Mill East and the other on Willow. The sale on Willow is scheduled to close on March 5<sup>th</sup>.
  2. Linda advised that she has Initiated contact with the attorney re: various violations/establishing fines. Update to follow.
  3. Although most are dormant, the lawns and landscape still need to be maintained. Mowing, weed eating, edging and trimming as needed, specifically along the roadway.
  4. There is a large amount of roadside ant beds in the community along the pavement. These beds compromise the pavement. Paul volunteered to treat them in the community.
  5. Guest Speaker, Mike Moore, will be attending the March meeting to provide an update on development in the area and to discuss plans to manage growth.
  6. Linda followed up to advise that the CD Accounts were opened with funds from road and general reserves.
  7. A Meeting is scheduled in the Millhouse Feb 24<sup>th</sup> at 7 p.m. for area HOA Presidents to update on area developments and fund-raising ideas to help cover legal costs associated with managing the growth.
- E. Any old/open/new items to discuss – Board Members – There was no additional items to discuss
- F. Any items submitted in advance from the Membership – Beth Frick questioned when Lot 16 would be adding an apron for their driveway. Linda to follow up with the Owner on this. Beth also re-addressed the need for main sign repair/replacement at the entrance. Josh Mullaly volunteered to look at the signage and make recommendations on it. Josh mentioned that he is actively investigating changes to the Shirley Shores/Lenze intersection. He feels there is a serious need for a 3 way stop, yield or something that helps with the dangerous intersection.
- G. A motion to Adjourn was made by Jamie and a second by Stephanie. The motion was unanimously approved.

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Submitted by:

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Date