

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS

October 15, 2025 at 7:00 p.m.

Board Members in attendance: (In person) Linda Schwartz, Stephanie Peebles, Scott Young (Via telephone) Jamie Randazzo and Margaret Maiello

HOA Members in attendance: Becky Race

- A. The meeting was called to Order at 7:01 p.m and a Quorum was established.
- B. Approval of Meeting Minutes from September 2025. A motion was made by Stephanie Peebles to accept the Minutes as submitted. A second motion was made by Scott Young and the Minutes were unanimously approved.
- C. Review and approve Financial Reports – August/September 2025 financials not complete yet. They have been submitted to the Accountant for preparation.
- D. Other items to address/discuss:
 1. Budget 2026 Meeting – Due to increases in utilities costs and the SECO lighting system throughout the community, The dues will be increased by \$12.50/month. New annual total will be \$800/year. These dues are due on or before January 1, 2026 and are subject to late fees after January 31, 2026. The increase to the SECO bill specifically for the lamp posts (29) throughout the community is an additional \$630/month. That, plus other escalating costs, is the reason for this increase. Invoices will be mailed as soon as possible. If you need a payment arrangement based on financial hardship, please email the Board at Oldmillrunhoa@gmail.com.
 2. Lot 29 – Fencing / Driveway application – The application was discussed. With a condition of keeping the natural buffers on both sides of the property, a motion from Stephanie Peebles and a 2nd from Scott Young was made. The application was unanimously approved.
 3. Pond Vacuum and Pump possible issue – The vacuum has been very helpful in keeping the pond clean and postponing the need to replace the pump at this time.
 4. Service Agreements for Pond and Lawn Maintenance/HOA – Approval was given for service agreements with current provider for both Pond maintenance and lawn maintenance for all common areas.
 5. Results - Community garage sale – October 4, 2025 - Numerous members participated in the Community sale and it seemed to be a success.
 6. Reminder - Halloween Party at the Millhouse 10/31 at 5:30 p.m. – Carissa and her daughter, along with Linda Scott, have volunteered to help with decorating the Millhouse for the occasion.
- E. Any old/open/new items to discuss – Board Members
 1. Lot 71 – Fencing approval – Application for front fencing on Lot 71 was discussed and approved subject to the conditions outlined to the Homeowner.
 2. Complaints continue to be received by the Board for the exterior condition of Lot 70. These include excessive cars parked at the property on the driveways and lawn, barn doors that are not compliant with OMR building standards, and furniture, trailers, lawn equipment and debris in the yard. The Homeowner has indicated all will be corrected by November 27th.

3. There have been complaints received by the board for the exterior condition of Lot 26. Personal property, including lawn equipment and wheelbarrow, needs to be stored behind the fence and out of site from the street view. Also, the rust marks on the fencing need to be removed.
 4. An application was received from Lot 69 for additional fencing to close only the areas along Old Mill West and Dry Run. This application has been approved subject to the conditions outlined to the Homeowners.
 5. IMPORTANT: The Old Mill Run Annual Meeting will be held on December 3rd at 7:00 p.m. at the Millhouse. The Agenda and Proxy forms will be mailed out as soon as possible. All Members are encouraged to attend or provide their Proxy forms to another Member or Board Member. A Quorum is required for this meeting and several important topics will be discussed at this time. Please mark your calendars and plan to participate.
 6. The next Monthly Board Meeting will be held November 12th at 7:00 p.m. at the Millhouse.
 7. Paul Turner has agreed to join the HOA team and will be heading up the Committee that will be representing OMR at the meetings associated with the new development activities north of OMR in the Far Reach Ranch property. Updates will be provided on this regularly.
- F. Any items submitted in advance from the Membership
1. It was brought to the Boards attention that the Homeowners of Lot 10 and 11 appear to have goats in the back. This occasionally causes a noise and odor nuisance to the surrounding neighbors. The Board will address this with the homeowners directly.
 2. There is continued complaints about Lot 14 having chickens that are getting loose from their yard and causing a nuisance to the surrounding neighbors. The Board will address this with the Homeowners directly.
- G. The meeting was called for Adjournment at 7:43 p.m. with a motion from Stephanie and seconded by Scott with unanimous approval.