

MEETING MINUTES

OLD MILL RUN BOARD OF DIRECTORS MEETING

June 14, 2023 at 7:00 p.m.

(Meeting also held via Zoom)

Present in person: Board Members: Linda Schwartz, Stephanie Peebles, Vince Lombardo and Scott Young.

Present on Zoom: Board Members: Debra Babcock, Jamie Randazzo and Margaret Maiello.

Community Members present: Dave Batson, Pam/Jim Barker and Louis DeLeon

- A. The meeting was called to order at 7:02 pm and it was determined there was a quorum.
- B. Previous Meeting minutes (May 2023) were unanimously approved with a motion from Scott and a second Jamie. Passed unanimously.
- C. Financial report for April 2023 was presented reviewed and approved as written unanimously.
- D. Other items to address/discuss:
 1. Movies at the Millhouse – Friday, June 30th at 7 p.m.
 2. Lot 73 Requesting variance for 3 ft on front fence. The board discussed the section of the fence that sits closer to the cul-de-sac. The Board approved the fence variance on a motion by Stephanie to approve the 3 ft variance with a notation anything with the county needing access will be the owners expense 2nd by Linda - passed unanimously .
 3. Lot 69. Family indicates they are concerned with the speeding that is going on in the community. They agreed to install the fence from the side of the house and down the back, which was approved. Fence is currently installed. They currently have white flags representing the location of a new invisible fence and will be removed eventually.
 4. Lot 74 – Request for Solar panels - does not require application. An email was sent to the Solar company informing them that they can proceed with the project.
 5. Lot 53 –Pool application - Board has reviewed and a motion to approve was made by Scott with 2nd by Vince - approved unanimously. There have been some concerns with the trucks entering the community. Lot 53 indicated they will talk to construction contractors.
 6. Lot 30 – Application to construct a metal outbuilding on the east side of the back garage to house the boat. Request for variance for building to be placed 10 ft from property line as existing structure prohibits the 30 ft setback requirement. Building and roof colors to match the house and garage. Adjacent neighbors were contacted and gave consent. Motion to approve was made by Scott Young with a second from Vince. Application and variance approved.
 7. Lot 41 – Jet ski trailer has been moved behind the home.
 8. Dead tree on East side of Entrance on Lenze- will need to be removed as it is positioned to fall over the community fence. Quotes are being obtained. One quote was \$800.00 this will need to be addressed. Linda will contact SECO as the tree is near the lines. Mow and Grow will also be contacted for a quote.
 9. Millhouse Wheel – Has been sealed and will be epoxy painted this week. Should be up and running before the Holiday July 4th weekend.
 10. Additional cleanup required along Lenze and Mill Pond East cul-de-sac-
 11. JULY - No Board meeting.

- E. Any old/open/new items to discuss – Board Members - Scott mentioned his daughter would like to help with the "fun committee". Members mentioned the grass needs to be mowed weekly with this rainy season. Grass is getting long. Front tree up-lighting is still in the works. Scott will try and get this rolling - possible electrician needed for outdoor outlet.

PLEASE try and keep our community looking good - mowing weekly may need to be done.

- F. "Members have the Floor" –Pam Barker had concerns (Old Mill East) as she walks the dogs in the grass area they start wheezing. The board does not know of anything being sprayed but will check with the lawn service. Member asked if the deed restrictions were the only rules out there (dated 1980s). A Member asked to describe the perimeter walls. Linda indicated basically having a fence or wall completely around the home.

- G. A motion to adjourn was made by Stephanie with a 2nd by Vince. Passed unanimously 7:35 PM.

Date: June 14,2023

Board Member