Old Mill Run

HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: September 9, 2026
Time: 7:03 PM–8:35 PM
Location: Mill house

BOARD MEMBERS PRESENT

- **Stephanie Peebles** — President
- **Scott Young**— Vice President
- **Samantha Mulllay** — Secretary
- **Becky Race** — Treasurer
- **Debra Babcock** — Board Member
- **Louis DeLeon** — Board Member

COMMUNITY MEMBERS PRESENT

- Carlos Hernandez

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

The meeting was called to order at 7:03 PM. A quorum of the Board of Directors was established, and the meeting proceeded with official business.

APPROVAL OF PREVIOUS MEETING MINUTES

The Board reviewed the meeting minutes from August 2026.

- **Motion:** Debra
- **Second:** Samantha
- **Vote:** All in favor
- **Result:** Motion passed.

FINANCIAL REPORTS

The August 2026 financial reports had not yet been received and were therefore unavailable for review or approval at this meeting.

COMMUNITY BUSINESS

Mill House Camera Installation
The Board discussed the installation of cameras at the Mill House. Scott and Louis will be responsible for completing the camera installation.

Association Accounts
Becky and Stephanie were added to the Association accounts. Linda and Margaret were removed.

High School Bus
The relocation of the high school bus stop was confirmed.

Pet Stations
Replacement bags have been ordered for the community pet stations.

Entrance Weeding and Lawn Maintenance
Weeding at the community entrance has been completed. Josh will continue maintaining the area until the lawn maintenance contract is awarded to a new company.

2027 Lawn Maintenance Contract
The bidding process for the 2027 lawn maintenance contract is currently underway.

Lot 24
An email was sent regarding Lot 24. The matter has been addressed, and the item in question was picked up.

Lot 16 — Apron Installation
An email was sent regarding the apron installation at Lot 16. No response has been received as of the date of this meeting.

Doorbell Disturbances
An email was sent regarding reports of children ringing doorbells at numerous residences within the community. A response was received, and the situation has been addressed.

Lot 26 — Pool Application
The Board reviewed the pool application submitted for Lot 26.

- **Motion:** Becky
- **Second:** Samantha
- **Vote:** All in favor
- **Result:** Motion passed.

Lot 55 — Exterior Painting and Backyard Fence
Lot 55 submitted a request for approval to paint the home and install a backyard fence. Approval is contingent upon the successful closing of the property.

Halloween
Community Halloween plans and activities will be discussed at the next Board meeting.

OLD AND NEW BUSINESS

Community Vines
The Board discussed vines located throughout the community and determined that they need to be addressed.

Lot 14 — Animal Disturbance and Odor Concern
An animal disturbance and odor concern was reported regarding Lot 14. The Board will investigate the matter and contact the homeowner.

No Parking Signs
The Board discussed the need for additional parking controls. No Parking signs will be installed at the front of the neighborhood on a temporary basis to deter cars from the outside of the neighborhood from parking and destroying our entrance.

ADJOURNMENT

There being no further business before the Board, a motion was made to adjourn the meeting.

- **Motion:** Debra
- **Second:** Becky
- **Result:** Motion passed.

The meeting was officially adjourned at 8:35 PM.

CERTIFICATION AND APPROVAL

These minutes are respectfully submitted as a true and accurate record of the proceedings of the Board of Directors meeting held on September 9, 2026, subject to approval by the Board.

President — Stephanie Peebles

Signature: _____

Date: _____

Secretary — Samantha Mullaly

Signature: _____

Date: _____