



**Milhaven HOA Board of Directors Quarterly Meeting**  
**Tuesday, September 16, 2025**  
**7:00 PM**  
**AGENDA**

1. Call to Order ALL
  - a. Attendees: Keith Erk, Ashley Herrinton, Noah Tucker, Becca Mateo, Matt Hayes
  - b. Meeting began at 7:10PM at Keith Erk's home
  - c. Future Quarterly Meetings - January 8, April 9th, Annual Meeting - June 8th
  - d. Note - Need to find additional Board member for Treasurer, starting in February 2026 as Keith is moving out of Milhaven
2. Approval of Minutes of July 10th Meeting (Approved)
3. Treasurer's Report
  - a. Discussion of Budget for 2025
    - i. Bills paid - Yes
    - ii. Status on dues - late fee letters sent
      1. Board to send late fee letters on dues
    - iii. Upcoming expenses
4. Architectural Review Committee
  - a. 3604 Milbrier Lane - Jeff Dougherty - Kitchen Renovation/Expansion of kitchen window - Dumpster, Port a potty, pod storage (120 days)
  - b. 3608 Milbranch Place - Nick Drooker - Tree removal
  - c. 3600 Milbrier Place - David Eason - Fence Replacement
  - d. 3700 Milbranch Place - Susan Waring - Dumpster on site for carpet replacement
5. Social Events
  - a. Review of Back to School Social
    - i. Drinks, ice cream, tattoos, bounce house were hits
    - ii. Pizza did not get eaten as anticipated, so potentially cut for future and replace with snacks
  - b. Halloween Parade - Friday, Oct 31st 5:30 PM Milbrier PI median

- i. Flyers made
  - c. Plan a Friday night in mid-late October for kids Halloween movie night at Hayes house (3708 Milbrier)
  - d. Holiday Party date, theme, contact clubhouse to reserve space
    - i. Sat, Dec 13 (Available from 5pm - 1am)
    - ii. Fees: Renting a room
    - iii. Potential options:
      - 1. Food/Beverage: Bakeoff competition, bring appetizes, or catered food/drinks
      - 2. Theme: Ugly Sweater or Semi-Formal
    - iv. Budget of \$500 (Fee: \$250 for reserving Colonies Clubhouse)
  - e. Luminaries TBD for date in mid-December
- 6. Other
  - a. Quarterly newsletter going out
  - b. Annual meeting June 8th; need to book the clubhouse for this (7pm-8pm)