

# Mill Creek South Homeowners Association

Minutes of the Board

Monthly Meeting

FEBRUARY 16, 2011

Cale Elementary School Cafeteria

*The meeting was called to order at 7:05 pm*

Board Members present: Allison Scholl, President; Michael Goldman, Vice President/Secretary; Jim Muehlberg, Treasurer.

Board Members absent: Dell Erwin, At Large

Homeowner present: Mr. Erwin

## ANNUAL MCSHOA MEETING

**Wednesday, MARCH 16<sup>th</sup> at**  
**7PM at Cale Elementary School.**

All homeowners are encouraged to attend and provide input.

**Issue 1:** The Board wishes to thank Michael Wheelwright for his years of service to our community.  
The board discussed planting a tree in his name at the front entrance.

Action: Vote 3-0 for

**Issue 2:** MCSHOA DUES are Due. Please pay your dues now

Action: No action taken

**Issue 3:** Jim Muehlberg was authorized to purchase a new picnic table (~\$1500.00) for the playground area.  
This table will be anchored. Jim will also purchase additional materials to build a foot bridge on the trail behind the playground area.

Action: Vote 2-1

**Issue 4:** Discussion of the board's responsibility to the home owners. Michael Goldman believes it's the board's responsibility to care for the common areas and provide an environment to entice future home buyers to the neighborhood and allow the home sellers (our neighbors) to maximize their profit.

Action: No action taken

**Issue 5:** Jim Muehlberg presented the financial status of the HOA; he will present the same on March 16, 2011. The board discussed multiple improvement projects ( mailbox repair/replacement, painting the front entrance sign, changes in the common areas, sail shades for the playground) for this year. These projects add up to **tens of thousands of dollars.**

Action: No action taken

**Issue 6:** Discussed the Annual Homeowners Association meeting and delineation of responsibilities.

Action: No action taken

The **Homeowners association's board** is looking for two individuals from different house holds to volunteer and jump on in with both feet. We're not sharks. We need your help!

Motion to Adjourn at 8:20Pm

Action: 3-0 for

- 1) **IMPORTANT: There are openings for a Social Chair and a Secretary.**

Reminders:

- If you want to get e-mails about issues regarding the neighborhood, sign up on the website (<http://www.millcreeksouth.org/>). Your e-mail address is kept confidential.
- If you are selling your home and need a copy of the disclosure packet, contact Scott Walk (977-8827). The cost is \$25, payable to MCS HOA.
- **Please remember that the speed limit in the neighborhood is 25 MPH. Many residents (including children and people with dogs) bike and walk on our streets, so please be cautious.**
- All changes to your home exterior, including but not limited to sheds, windows, painting, mailbox replacements, tree removal and retaining walls need to be pre-approved by the ARC. Please contact Dell Erwin at 245-5891 for an application.
- The Board reminds homeowners that MCSHOA covenants prohibit all signs, including real estate, for sale, open house, political signs and any other notices in your yard or in windows.
- **The Board reminds homeowners that MCSHOA covenants require our yards be maintained in a presentable appearance and with no storage of materials/household items visible from the roadways.**
- **Mailbox repair/replacement is available for \$25/\$100, respectively, payable to the MCSHOA. Contact Scott Walk at 977-8827. Paint specifically for the mailboxes (Duron's Shore Beige) is FREE to all homeowners looking for the do-it-yourself method. Contact Dell Erwin at 245-5891.**

**2011 ANNUAL MCS HOMEOWNERS ASSOCIATION MEETING**  
**MARCH 16, 2011, at 7:00PM**

Directors and ARCC : \*=present

*Allison Scholl	President	293-8814	allison.scholl@comcast.net
*Michael Goldman	Vice President/Secretary	977-6866	seceax@aol.com
*Jim Muehlberg	Treasurer	293-3576	jim@muehlberg.org
Dell Erwin	At Large, ARCC	245-5891	dellerwin@gmail.com