

# **Mill Creek South HOA Board Meeting Minutes**

October 19<sup>th</sup>, 2022

Attending:

Mike Stone, David Bower, Carmen Trimble, David Cooper, Phillip Williams, Scott Cooper,  
Del Erwin, Adele Wood and Livi Stone

- I. The meeting was called to order at 7:00pm:
- II. The meeting was started with a discussion about the home-made greenhouse in the front yard of 1710 Arrowood Dr. There is no concern about having a vegetable garden in the front yard but the hoops holding up the cover are unsightly. Mike will go and talk to the homeowners and find out what their plans are regarding the structure. For example: is it temporary or permanent? And hopefully come to a compromise.
- III. 2022 Budget:  
The grass along the edge of the road on Stoney Creek between the two doggy pots has bare spots. We have a \$2000+ estimate from Dos Amigos landscaping to aerate, seed etc. The following plans were suggested:
  - A. Volunteers will rake, spread some grass seed and cover with straw with a budget of \$1000 in the near future, or
  - B. We will wait and see how the area looks in the Spring and make a decision at that time.
- IV. 2023 Budget:
  - A. The dam is in good shape at this point and the following plan will be implemented: Clear the main dam spillway in May of each year and check it after each major storm for debris.
  - B. The board discussed the need to replenish our contingency fund since a large portion of it was spent on tree clearing after the winter storm and the dam repairs. We determined that either an assessment had to be levied on all homeowners or an increase in HOA fees was necessary to replenish the contingency amount spent.
  - C. It was decided that dues will be increased by 10% in 2023. Carmen will advise the residents by sending out a notice.

D. The budget for 2023 was discussed and approved.

Income	Amount
2022 Carryover	\$0
2023 Dues	\$28,644
Homeowner Packets	\$550
Other Income	\$180
<b>Total Operating Funds</b>	<b>\$29,374</b>
<b>Reserve Funds</b>	<b>\$20,420</b>
<b>Total HOA Funds</b>	<b>\$49,794</b>

Expense	Amount
Capital Improvements	\$200
Maintenance	\$2,000
Mowing	\$6,000
Pond and Stream Valleys	\$500
Tree Removal	\$4,000
Dog Stations	\$1,600
Insurance	\$2,100
Utilities	\$200
Office Expense	\$200
Professional & Legal	\$9,000
Licenses/fees	\$150
Meetings/Socials/Events	\$500
Bank Fees	\$350
Mailboxes/paint	\$200
Reserves Replacement	\$2,300
<b>Total Expenses</b>	<b>\$29,300</b>

- V. All the board members present at the meeting agreed to continue to volunteer on the board. Mike stated that he would step back if someone else would like to take the president position.
- VI. The annual meeting will be in the Spring and the board will ask homeowners for volunteers to fill vacant board positions.
- VII. The meeting was adjourned, and the next board meeting is scheduled for January 18<sup>th</sup>, 2023.