



Mill Creek South Homeowners Association

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HOA Meeting Minutes November 6, 2024

The meeting was called to order at 7:05pm by David Brower

Present: were: Livi Stone, Laurie Axford, David Cooper, David Brower, Kirk Jacobs, Carmen Trimble, Dell Erwin, and Karla Berger.

The minutes from the October 9, 2024 meeting were approved.

Treasurer Report:

The checking account had a balance of \$13,484.36 and expenses totaling \$11,995.72 were paid leaving a balance of \$1,488.64. The expenses included: Mowing and dam maintenance, doggy pot emptying, Quick Books dues, common area electricity, office supplies, printing and Administrative Services.

The reserve account has a balance of \$26,425.44.

Budget for 2025:

The budget for maintenance, mowing and community expenses for 2025 was reviewed and approved by the Board. There was a proposal to increase the HOA fees by 10% for 2025. A vote was taken and the increase has been approved by the Board. The reasons for the needed increase are:

*Increase in costs to maintain our common areas.

*There are added costs for tree removal as our trees are aging.

*The maintenance of the pond and damn is a priority because of more frequent storms. It is much easier to maintain the damn than to have to make major repairs in case of a severe storm.

There will be more information sent to each homeowner by email.

Grounds Report:

Thank you to Dell Erwin who researched and purchased native plants for the front entrance. Also grateful to Roberto Kamide and Karla Berger who did the planting and are helping Livi Stone with the watering. We all look forward to next Spring when our native plantings will grow and provide our neighborhood with beauty and a habitat for insects and birds!

ARC Report:

It has been a quiet period for ARC requests. There is a request to remove invasive trees on Sagewood Drive, and a paint color has been approved for a homeowner on Whispering Oaks.

Social Report:

Thirty-five homes decorated their mailboxes for Halloween and there were many creative and fun ideas. Several prizes were awarded by Liz Emery, Dell Erwin and Livi Stone.

Future Events: The Holiday Lights competition is scheduled again this holiday season. It is so much fun to stroll around our neighborhood and see the decorations and lights. There will be prizes for several categories! The judging date will be announced soon in an information flyer.

The next HOA Board Meeting is scheduled on January 15, 2024 at 7pm.

The meeting was adjourned at 8:02 pm.

Thank you for your help, ideas and suggestions.