

**Mills Creek Association
Regular Meeting of the Board of Directors
July 18, 2019**

The meeting was called to order at 7:04 pm by Joe Huska (VP & Pools).

◦ **Directors Present:** Joe Huska (VP & Pools), Tom Schreiner (Clubhouse), Lisa Madden (A&DA), Dave Clark (Grounds & Recreation), Patricia Steinmetz (Treasurer), Walt Mott (Civic & Security)

◦ **Directors Absent:** Bob Mealey (At-Large), Paul Youngberg (Social), Ken Peterson (President)

◦ **Additional Attendees:** Kristin Harper (new Corporate Secretary)

Director resignations and replacements

◦ For personal reasons, Ken Peterson is resigning as President. Lisa Madden motioned that Joe Huska replace Ken Peterson as President, and Ken will stay on as Vice President, but in a less active role. Tom Schreiner seconded. Approved 6-0.

◦ Paul Youngberg will resign as the Social Director. Patricia Steinmetz motioned to accept the resignation. Lisa Madden seconded. Approved 6-0.

◦ Joe Huska motioned that Kristin Harper fill the vacant Social Director role in addition to Corporate Secretary. Lisa Madden seconded. Approved 6-0. Kristin will continue in the role of Social Director until elections in October 2019.

June Regular Meeting Minutes

◦ Meeting minutes were accepted by all without edits or additions. A motion was made by Joe Huska to accept the minutes. The motion was seconded by Tom Schreiner. Minutes accepted 6-0.

Architecture and Deed

◦ Nick Modock volunteered to be on the A&D committee. Lisa Madden motioned to accept Nick on the committee. Seconded by Joe Huska. Approved 6-0.

Grounds and Rec

◦ We will wait to complete asphalt repairs until after the management company begins their services.

◦ Snow removal contracts are targeted to be completed next month.

- Our landscaper is one of the bidders for a contract. There are no complaints about his service; he is responsive to all requests.

◦ Maintenance of security lights across from the entrance to the South Pool was discussed. It was determined that Mills Creek Association is responsible for these lights, so an electrician will be contracted to repair the lights, as long as the total for repair is less than \$150.00.

Civic and Security

◦ No report as there are no issues currently.

Social

◦ Kristin Harper is the new Social Director and respectfully requests anyone interested in joining the Social Committee contact her directly at kharpermillscreek@gmail.com.

At Large

- South wall by Center Ridge has cracks along the wall that will need to be repaired.
- Reserve Study indicates some upcoming expenditures:
 - Replace sidewalks owned by Mills Creek Association
 - Patchwork on overpass by creek in the South
 - Waiting for finalization of the Reserve Study to determine top priorities

Old Business

- The revised annual assessment amount for 2020 is contingent upon the completion of the reserve study. The Board agreed to wait until reserve study completion to publish the new annual assessment amount.
- A summary of the necessary expenditures and their subsequent impact on the annual assessment will be communicated to residents.
- The Board reviewed the term lengths for current Board members.

New Business

- There is no additional new business that was not discussed in the Directors' Reports.

Regular meeting adjourned at 7:50 pm

Respectfully Submitted:

Kristin Harper
Corporate Secretary