

## MILLBROOK FARM HOMEOWNERS' ASSOCIATION

Board of Trustees Meeting January 18, 2005

### **Call to order:**

- Meeting called to order at 7:30 p.m.

### **Attendance:**

- Board Officers: Glenn Larson, Scott Johnson, Alycia McClurg, Dan Brewer, Jeff Proctor

### **Review of minutes:**

- Glenn Larson's name needs to be added to attendance of December's meeting.

### **Budget Update/Review:**

- We are \$8000 ahead of last year's budget.
- HOA fees will not change for 2005. Dan will inform Judi.
- Dan will ask Judi to change "fencing" to "landscaping."
- We will move \$5000 to reserve -- \$2500 for landscaping and \$2500 for the pool.

### **Landscaping Update:**

- It will cost \$2340 to replant the tree by the pool, cut the wires around the root balls of the trees planted by the pool last year, grind the stump from the tree taken out along Route 48, replant a pear tree and prep the bed.
- Jeff needs to check the sprinkler heads by the pool since the township plowed.
- Jeff will follow-up on the control panel for irrigation.
- Jeff will talk about "landscaping discoveries" at the annual meeting.

### **Lights/Roads:**

- The new street lamp is functional.
- The lights at the right front entrance went out during the cold weather. Dan will check the bulbs and fixtures.

### **Communications:**

- Glenn will get the meeting minutes and financials on the website before the annual meeting.

### **Pool:**

- Estimated future costs for the pool were discussed. Pumps will cost between \$8,000 and \$12,000. Resurfacing the main pool will need to be done in two to three years and should cost around \$10,000. The parking lot will also need to be resurfaced.

### **Social:**

- No information.

### **Bylaws:**

- As of the meeting, we need six more votes to pass the proposed change to the pool community requirements and two more to pass the change on satellite dishes. Scott will talk to the Spicer family. Jeff will remind the homeowners on Hunterwood who have not voted to turn in their votes. Glenn will talk to the Strawns on Windy Hollow. Alycia will remind the two households on Windrift to cast their votes and will talk to Steve Vrh.

**Neighborhood Watch:**

- No new information. Glenn will ask Chris Wood to be prepared to talk about the program at the annual meeting.

**Other Items:**

- The board approved the Stejback's, Goff's and Proctor's architectural design requests. Alycia will contact Judi to tell her we've approved these.
- We talked about the board accomplishments for the past year. They are as follows:

Street light on Millbrook Lane

Lights at front entrance

Speed limit signs on some streets

No fee increase

Pool season extended, water heater replaced

Sprinkler heads replaced

Anticipated by-laws change

Website created

- Glenn will make a flyer for mailboxes announcing the annual meeting.
- The annual meeting is February 24<sup>th</sup> at Epiphany Church at 7:00 pm. Dan will make sure that Judi knows about the meeting. The board officers will meet at 6:30 to set up the chairs.