

Millbrook Farms HOA 2011 Annual Meeting Minutes

Call to Order: called the meeting to order at 7:33 p.m. on February 8, 2011 at Epiphany United Methodist Church.

Attendance: Board members in attendance were Alycia McClurg, Bill McDermott, Glenn Larson and Tracy Trate. Absent with notice was Jeff Cosgrove. Representing Amity Associates Inc were Vic and Judi Channels.

Proof of Notice: Notice of the meeting was mailed to all owners of record on January 21, 2011.

Quorum: A quorum of 25%/43 owners was not established with the presence of only thirty-three (33) owners represented in person (32) or by proxy (1).

Minutes: The minutes from the January 26, 2010 annual meeting were approved as submitted.

Old Business: None

New Business:

- ❖ Drawing for \$200: Winner of the \$200 was Chris Infantino.
- ❖ Amity (AAI) Introduction – Vic and Judi Channels with AAI were introduced. The services they provide were reviewed.
- ❖ Q. Can we get a copy of the Docs? A. Yes, you can obtain a copy from the web site, MillbrookFarm.org

2010 Accomplishments:

- ❖ The swale along St Rt 48 was dredged by the state. The Board is not 100% happy with the way it looks but it should eliminate the standing water issues from the past.
- ❖ Maintained the pool.

Budget Review:

- ❖ The year end 2010 income & expense were reviewed along with the Reserve summary.
- ❖ 2011 budget is the same and the fees remain the same.

Committee:

- ❖ Pool, Landscaping, Lights/Roads, By-Laws, Neighborhood Watch there was no activity.
- ❖ Social: The July 4th event will be moved to a start time of 11 a.m. in order to have an early, lunch – hot dogs, etc.
- ❖ Q. Do we continue to fund the reserve to a certain level? A. The Board will continue to fund the reserve annually.
- ❖ Q. Can we get a pool heater? A. The Board will investigate this option.
- ❖ Q. Are we getting interest on the Reserve funds? A. Yes, the funds are in a Money Market Account.
- ❖ We do need people to keep an eye on the pool.
- ❖ Q. What is the status on the pond? A. It is being drained as we speak. It will take a couple of days to drain then it will be cleaned out. The reasons we believe it is backing up is due to owners that back up to the area are dumping yard waste that is clogging the pipe. The Board is obtaining a legal opinion on who is responsible for the maintenance of the basin and structures. The Docs state the lot owner but the Board is investigating further. The Board is also investigating the possibility of installing a grate over the inlet pipe.
- ❖ Q. I've been hearing coyotes in the neighborhood. A. There are coyotes in the neighborhood and you need to keep small dogs inside, pet food inside and trash in sealed containers.
- ❖ Q. Has on street parking been discussed? A. It has not been discussed. Recommended to park only on the non-fire hydrant side of the street.
- ❖ Q. Have sidewalks been discussed? A. This has not been discussed. There are no requirements in the township.

Election: There are two seats up for election for a two year term. The floor was opened with the following candidates being identified: Harmon McClung and Tracy Trate. With no other candidates the floor was closed and the slate was approved by affirmation.

Adjournment: Being no further business the meeting adjourned at 8:21 p.m.