

Millbrook Farm Annual Meeting Minutes

Call to Order: Brad Scharfenberger called the meeting to order on January 24, 2006 at 7:00p.m. at the Epiphany United Methodist Church.

Attendance: Board members in attendance were Brad Scharfenberger, Chris Wood, Michelle Brink, Deb DalSanto and Lee Ann Goff. 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 12, 2006.

Quorum: A quorum of 25%/43 lots was established with the presence of 67 lots represented in person (17) and by proxy (50).

Minutes: The minutes from the February 24, 2005 Annual meeting were approved as submitted.

Old Business: None

New Business:

- ❖ Review of 2005 Budget – Chris Wood
 - There expense for 2005 were in line
 - With contracts expiring at the end of the year for many of the services and the Board anticipates moderate increases next year.
 - There are some pool repairs that will be performed this year
 - Grounds contract was decreased for 06 due to stopping the tree treatments that didn't seem to be working.
 - The Reserve was fully funded in 05, \$5.0K deposited into the Reserve account.
 - Future expenditures include Pool umbrellas, pool repairs - concrete edging pump and showers and tree removal/replacement.
 - The increase was due to these increases.
- ❖ Committee Updates:
 - Pool – Deb The attached report was reviewed.
 - Q. You indicated there was additional lighting on at the pool that normally was not on? A. Correct, after there was some vandalism last year they turned the lights on to help deter future vandalism.
 - Comment made that a fake camera is not worth the expense. Suggested to install motion sensors.
 - Also suggested to have some of the community groups keep watch over the pool in the evenings to help deter vandals.
 - Irrigation at the pool seems to run more than needed. The Board will investigate rain sensors.
 - Landscaping – Brad
 - Planted flowers at the pool in planters and mums in the front, headed by Deb
 - The Board is looking at adding some color in the entry beds.
 - A swale was dug along Rt. 48 by ODOT. There were several options, all at the HOA's expense or let ODOT do the work at their expense and see what/if any additional work needs to be done cosmetically after they have completed the project. Completion date is unknown but anticipated to be spring.
 - The irrigation system may be damaged with this construction and will need to be repaired, at the HOA's expense.
 - GroundMasters performed the grounds care and irrigation in 05 and this work well. Their contract will be up at the end of 06. The Board will review bids towards the end of the year.
 - The trees were treated with no visible improvement. The Board will continue to monitor the trees.
 - Q. The grounds line item was over budget in 05 but the 06 budget is significantly lower and there was discussion on adding plantings at the entry. Where will the funds come from? A. There was a surplus in 05 of \$3.7K that will be used. The Reserve can also be used to cover capital improvements.
 - Q. How long will the \$20 increase hold before fees will need to be increased again? A. At current rates the next increase will be in 2-3 years. As the contracts increase the fees will need to increase.
 - Q. Comment made about concrete repairs need to be made at the pool. This does not sound like a fix an area but rather repair the entire concrete. Are the funds in the Maint – Non-cont to be used for this repair? A. Yes along with the Reserve depending on the final cost. Depending on the pool cost there may be an increase in fees.
 - Lights and Road - Brad
 - Lights: There were no issues this year the committee monitored the lights to ensure they were operational.
 - Roads: There appears to be water under the roadway on Millbrook, the Township will be out to make the repairs.
 - By-Laws – There is one Amendment that will be voted on later to stagger the terms of the Board members. The wording has been distributed and will be voted on later.
 - Social – Deb: the attached handout was reviewed.
 - Neighborhood Watch – Chris:
 - There was some vandalism again this year – flags stolen on July 4th, mailboxes opened, trees TP'd, etc. The biggest thing is to have the neighbors participate. Our community is known to be good target for vandals. Keep your eyes open, report strangers in the community. A description of the vehicle, tag #, colors, etc. are helpful when you call the police.
 - Suggested to try to get lights on Oakland.
 - Q. With White Pillars being opened up and more traffic coming from that area, Loveland police jurisdiction, have we contacted the Loveland police? A. That will be addressed with the Miami Twsp. police to coordinate.
 - Owners present were asked to talk to neighbors to stop at the stop signs and to slow down.
 - Communications – Chris: Christ as been working on the web site – www.Milbrookfarm.org Visit the site, there is a lot of good information – Documents, Improvement Applications (any exterior modifications require an application), etc.
 - Q. How many requests have been received on average over the past few years? There are many items that have gone up but may not have been approved. A. There were about 4 in 05. If you see anything that you don't think has been approved contact Amity with the address and improvement. Neither the Board members or Amity actively seed out violations.
 - Q. Is there any fine in place for a violation? A. No. The owner would be required to bring the violation into compliance.
 - Suggested to implement a fine system to penalize owners for not complying with the rules.
 - There are two email lists in the community – one that is official and is handles strictly by the Board and the other is handled by Bob Rutter. If you are interested in being on the forum list you need to contact Bob or if you would like to be added to the official site there is a link on the web site. Currently 82 owners are on the email list.

New Business:

- ❖ Election – Five (5) Board members for a one (1) year term
 - Amendment of the Board Terms to staggered, two year terms was voted on. This amendment change would change the terms to two (2) years and stagger the terms of the members. The vote on the term change passed unanimously.
 - The floor was opened for three (3) volunteers to be added to the Board. The following candidates were identified: Dave Walulik, Christy Cegelski and Derek Beeker. Hand count was taken with the three candidates being unanimously approved.
- ❖ The Board was thanked for their time and efforts on behalf of the owners in the community.

Adjournment: There being no further discussion the meeting adjourned at 8:46 p.m.

Approved: _____

For the Board of Trustees

Title

Date