

**MILL CREEK HARBOR
ANNUAL HOMEOWNERS MEETING**

MINUTES FOR JANUARY 9, 2013

The Mill Creek Harbor Home Owners Association Meeting was held at the Central Library, 298 Cedar Road, Chesapeake, VA.

Call to Order: The Meeting was called to order at 6:02 p.m. Roll call was conducted with Board Members John Steffel (P), Ken Powell (VP), Susan Clark (Tres), Walter Plaine (Sec), and Rebecca Bowers (MaL) present. Also present was Hampton Brewer of Property Management Associates (PMA).

Two additional homeowners attended.

Reading of Minutes: The November minutes were approved.

Manager's Report: McKnown Pressure washing will clean rust stains on the front signs for \$114 (approved by the board). Several proposed changes to the landscaping contract were presented: Add a map of covered areas, total mulch amount to be done, flowers to be planted and when, and when to fertilize should all be upfront in the contract so we have a fixed cost. The board approved PMA looking in to getting this in the contract.

The board agreed to pay up to 50% of the fall flowers planted without permission. For pressure washing of homes notices, PMA will hold off until May to place anymore.

Presidents Report: Positive and productive meeting held in November and thanks to PMA for working to get things straightened out with the turnover from UPA.

Treasurers Report: Questioned PMA about \$2000 from each account not being transferred from UPA. PMA reported that this was sent first to start accounts with the balance coming later.

ARC Report: No applications. The ARC chairman will look into getting the addresses of those who built things w/o permits so PMA can send letters.

Homeowners Forum: One present and asked about a pool or playground being built. She was new to the neighborhood so we explained the history about why we didn't have and can't afford them going forward. She was very thankful for the info.

Unfinished Business: Ken Powell passed on that for the MCH website we don't have edit rights and can't get those. There is no way to edit it or even delete it. So basically stuck for now.

New Business: Will look at possibly getting a new Registered Agent in October.

Executive session: Discussed the late association payments and the list not being totally accurate from UPA with 45 actually paid previously showing delinquent.

Return to Open Session: No new items.

Meeting Adjournment: A motion was made by the President, seconded and carried unanimously to adjourn the Board Meeting at 7:28 p.m.

Action Items:

Hampton: Will do a little investigation on better maintenance practices and potential mosquito solutions for the ponds. Also check on multiple checks last month to Aquatic Resources for the same amount. One last item is to determine the number of rentals in the neighborhood.

John will see if Lakeshia knows who previously kept up the webpage to try to get info to Ken.

Walter will review minutes to look for the webpage person to get info to Ken. Also generate a friendly letter to give to people who back up to a pond to remind them of the 6" grass and 5' setback for fencing and best maintenance practices that Hampton comes up with from Aquatic Resources.

Respectfully submitted,
Walter Plaine, Secretary