

**MILL CREEK HARBOR  
BOARD OF DIRECTORS MEETING**

**MINUTES FOR JUNE 27, 2013**

The Mill Creek Harbor Home Owners Association Board 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), Susan Clark (Tres), and Walter Plaine (Sec), present. Also present was Hampton Brewer of Property Management Associates (PMA). Ken Powell (VP) and Rebecca Bowers (MaL) were unable to attend.

Two additional homeowners attended.

**Reading of Minutes:** The March minutes were approved with a minor correction.

**Manager's Report** Tidewater Lawns completed fertilization. Also notifications of work to be done were received.

Working with Hillwell Irrigation about a contract with pricing. Will work with them to smooth and finalize contract.

Financials review, coding error for the Pond Maintenance was recoded to get it in the correct category for that class of work.

Numerous inspection violations were noted via door hangers. Illegal shed has two notices. Two businesses up and running and notices sent to them to cease and desist.

**Presidents Report:** John attended other board meetings and all have challenges. Since going with PMA we seem more efficient.

**Treasurers Report:** Looks good. A \$50 maintenance fee for the bank? (Page 10 of the package) was questioned. Hampton will look into. May be a bounce check charge.

**ARC Report:** No applications to report.

**Homeowners Forum:** Mentioning putting a park on our land across from Moses Grandy. Not quite big enough and no parking. Millville paved!

**Unfinished Business:**

Aquatic Resources: We decided to not treat the ponds for mosquitos. Flies are worse.

Website. We will consider putting money into it. We may consider getting help from TCC to help us with it. ParkPlaceVB.com has a sample.

**New Business: None**

**Executive session:** Discussed the daycare in the neighborhood. May need to consult an attorney. Then we would call them in for Due Process. Illegal shed was also discussed.

**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 7:04 p.m.

**Action Items:**

Hampton: Check on \$50 Rebill owner expense. Will send second letter on business running in the neighborhood. Then we will go the Due process route. Work with Hillwell on the 1<sup>st</sup> sign irrigation redirect. Propose August 22 meeting date via email.

Respectfully submitted,  
Walter Plaine, Secretary