

**MILL CREEK HARBOR
Annual Homeowners Association Meeting**

MINUTES FOR NOVEMBER 04, 2013

The Mill Creek Harbor Home Owners Association Annual Meeting was held at the Major Hillard Library, 824 Old George Washington Hwy, Chesapeake, VA.

Call to Order: The Meeting was called to order at 6:37 p.m. Roll call was conducted with Board Members John Steffel (P), Ken Powell (VP), Susan Clark (Tres) and Walter Plaine (Sec) present, and Hampton Brewer of Property Management Associates (PMA) was also present. Glinda Robertson (MaL) was unable to attend.

BOARD MEETING FIRST:

Reading of Minutes: The 2012 Annual Association minutes were approved.

Treasurers Report: Escrows were up by \$16K over last year. Overall savings in the \$13K range from the change in management company.

Presidents Report: No major issues or conflicts noted.

Manager's Report : Spoke with Hillwell Irrigation and the sprinklers were redirected from the signs.

Tidewater Lawns completed: Fall seeding, fertilization, and flowers were all accomplished.

ARC Report: No applications to report.

Annual Meeting:

A quorum was NOT established with 4 homeowners present and 3 proxies received. With the 4 board members present that gave us 11 of the 16 required votes.

Homeowners Forum: One homeowner asked questions about the inspections of homes. The board clarified the new process as informal to eventually formal. We also recapped past ideas for neighborhood improvement such as fountains for the ponds. Also discussed the playground and a fence across the back of the common property. The people present liked the idea and suggested the white vinyl, 6'.

Unfinished Business:

Website. We are going to put money into the budget to get this accomplished.
MillCreekHarbor.com.

New Business: None

Executive session: Due process hearing to be held in December.

Return to Open Session: No new items. The Board will review/approve the budget via email by 11/11/13..

Meeting Adjournment: A motion was made by the President, seconded and carried unanimously to adjourn the Board Meeting at 7:34 p.m.

Action Items:

Hampton: Complete the budget based on our inputs.

Walter: Change the light bulbs on the signs and check into cleaning them.

Respectfully submitted,
Walter Plaine, Secretary