

## Old Hundred Mill October 24, 2016

### HOA Board Meeting Minutes

#### Swift Creek Middle School Cafeteria

In attendance:

Board Members: Scott Cary, Erika Ruth, Lisa Everington, Jeannie Young

Residents:

Meeting called to order by Scott Cary, President

Approval of Meeting Agenda – Motion by Jeannie Young 2<sup>nd</sup> by Lisa Everington

Approval of September 26 Meeting's Minutes – Motion by Jeannie Young 2<sup>nd</sup> by Erika Ruth

President's report (Scott Cary) – Refer to New/Old Business. Gloria Frye said Bailey Park amendments approved at Planning Commission meeting. Will go to BoS for final approval. Lisa - Check agendas for action. Water Park on hold until Developers indicate that they will not just focus on one aspect of the development.

VP's Report (Erika Ruth) – 12706 Mill Shed has a house who has put up an unauthorized fence that extends to the front. Scott approved the fence, but not the violating extension to the front. Scott will follow up with Kimberly. Lisa – check with Chesterfield zoning about possible action for fences on Mill Meadow that come to the front of the house. Contact realtor about fence at house for sale.

Treasurer's Report (Gene Anderson) – Not in attendance

Secretary's Report (Lisa Everington) – Still working on newsletter.

Social Coordinator's Report (Jeannie Young) – Spring activity such as Easter Egg Hunt.

#### NEW BUSINESS –

New business/concerns/opportunities

- A.) Approval for ACS West to contact an attorney regarding amending the declaration to grant the Board the authority to assess violation penalties, to change the language regarding other equipment under the motor vehicle section and to allow the Board to create rules and regulations for the community. DEFER to November meeting. Scott will get clarification on this statement from Kimberly before November meeting.
- B.) What can be done with common area at Mill View?
- C.) Review ARC again matching with Covenants.
- D.) Entrance landscaping not matching. Scott will look and follow up with Quality.

Old Business/updates – many items may be covered in Board Reports

A.) Update ARC Guidelines - Board members will review and discuss proposed changes prior to November meeting. Must compare ARC and covenants to ensure matching.

B.) Nextdoor OHM Administrator – Scott for now

C.) 2017 Budget – Includes the full 208 houses. Variance landscaping reduced by \$1000 and Reserve Study done, but has been done. 2 budgets provided, one with \$5 and one with \$10 increase. Want to try to avoid increase. Deferred to November.

D.) Foggy Mill Road Hillside Maintenance

E.) Scott will follow up with Kimberly to make change to November 28 for next meeting.

Resident Comments – none in attendance.

Motion to adjourn Scott, 2<sup>nd</sup> Erika.