The Millington at Mill Run Condominiums

Quarterly Board Meeting

February 11, 2015

1. Board Members:
2. Present: Gus Soteriades, Angie Poe, Clay Johnson, Marty Weaver
3. Absent: Bill Johnston, Michelle Hunt
4. Meeting called to order by President at 7:06 PM.
5. Approval of the November 12, 2014 meeting minutes (approved by Clay, seconded by Angie P.).
6. John from Neverman Construction gave an update on the fire building.
   * 1. Cabinets have been installed.
     2. Painting has started.
     3. Electrical is being done.
     4. Then flooring will be done.
     5. Plumbers are also working.
     6. April is the projected completion.
     7. There are a series of inspections to be done.
     8. Melissa asked does the water have to be on?
     9. Tony complimented Neverman on their work and asked if our insurance was paying for everything? Yes.
     10. Someone asked for an estimate on a sliding glass door.
     11. Melissa wants to know the cause of the fire. She was told a lightning strike. She wanted the 400 page report. She was told she would receive a page in writing about the cause as the report was 400 pages.
     12. John offered his number for anyone to call with questions or concerns.
7. Election of Board Members

Nominations from the floor

Melissa LaVance nominated herself.

No other nominations from the floor.

Introduce Candidates

Current Board Members Angie Poe and Michelle Hunt were introduced.

Andrew Smith was asked to introduce himself.

Melissa LaVance introduced herself as a healthcare provider.

Current Board members were asked to introduce themselves, too.

Melissa asked who to contacton the Block Watch if clubhouse was not locked. She is to call the number on the building sign.

Voting then took place

Counting of the votes by the Nominating Committee (Jan R. and Clay)

1. Treasurer's Report-read by Marty in Bill’s absence
2. Managing Agent's Report-read by Angie R.
3. Financial Report-read by Angie R.
4. Committee Reports:
   1. Security Committee- Angie P. reported her attendance at the Annual 15th Precinct Block Watch Coordinators meeting and relayed information about car break-in prevalence in our area. The most common element in these break-ins is that cars are both unlocked and valuables are left in plain sight. Angie P. asked for people to volunteer for the security committee.
5. Announcement of new Board members
   1. Angie Poe
   2. Michelle Hunt
   3. Andrew Smith
6. New Business – Owner's Comments & Concerns
   * 1. Barb:

Dues go up steadily and complex going down.

Trees cut are not replaced.

Electric bill goes up because building lights stay on late and come on early.

12 light posts are out. Who takes care of that?

Mulch down on June 16, way too late. Says her son was told we would get a discount for doing it so late. Angie confirmed that is not true.

Street signs are gone and broken.

Mailboxes need painted.

Attention to detail is lacking.

Phil:

Residents were not notified of the curb replacement being done.

No soil was brought back in to fill in gaps.

Every until down $10,000, his asset is decreasing.

6% condo fees is no an inflation rate.

What will we do about these issues in the next year?

Are we hiring the same concrete company again? He was told we reevaluate each year.

Barb:

How many hours does Angie work?

Says Angie is overpaid.

Board meetings are a joke.

Hesitates coming to these meetings.

Says she doesn’t get the attention or returned calls.

Gus:

We are volunteers and don’t get special treatment.

Deidre:

The place doesn’t look as good as it does from a year ago when she moved in.

Driveways are falling apart.

Marty:

We appreciate the feedback.

We will get our names on the website.

He explained condo values nationwide are down.

Tell us what is wrong and we will do our best to get it fixed.

Tony:

He walks through often.

Wants board to do a routine walk through.

There are things like window covers that are against the rules, grills on decks need to be enforced year round.

Suggest a committee to do walk through.

Told Barb it was good to voice these things.

Marty:

Pointed out this attendance is typical involvement with 328 units.

Phil:

Thanks us for our commitment.

How do we do something different?

He would rather see assessments over increases.

Regarding the Mill Run Association Fees; can we get out of it? Board advised we didn’t think we could get out of it. Can attorney check for us since it’s a $36,000 fee? Board advised we would find out.

Tony:

He has contacted Mill Run Association.

Suggests our Mill Run Association Representative start a relationship to meet every 3 months to voice our concerns.

Melissa:

* + Her house burned down and they couldn’t read her address because of a bush in front of it.

1. Deidre:

* Trying to get people to volunteer was years ago and she has seen no recent effort to get anyone involved.
* She doesn’t know how to contact anyone.
* Agrees with Barb and Phil’s comments.
* Wants there to be more communication.

1. Adjournment-President called the meeting to close at 8:13 PM., seconded by Clay