

The Millington at Mill Run Condominiums
Quarterly Board Meeting
May 11, 2016

- I. Board Members:
 1. Present: Andy Smith, Steve Wagner, Dennis Rankin, John Gardner
 2. Absent: Tony Molnar, Gus Soteriades

- II. Meeting called to order by Andy Smith at 7:08 PM

- III. Approval of the March 30, 2016
No additions or corrections.
 - Approval motion by Steve and 2nd by Andy, minutes were approved

- IV. Introduction of Board Officers:
The officers for 2016 Millington Operating year is as follows:
 - Andy Smith – President – Board Membership expires 2018
 - Tony Molnar – Vice President - Board Membership expires 2017
 - Dennis Rankin – Secretary – Board Membership expires 2019
 - John Gardner – Treasurer – Board Membership expires 2018
 - Gus Soteriades – Mill Run Representative – Board Membership expires 2019
 - Steve Wagner – no seat – Board Membership expires 2017

- V. Treasurer’s Report:
John provided a breakdown of the budget numbers to the Board and attending association members (see attached budget report). No questions.

- VI. Managing Agent’s Report and Financial Report:
Angie provided a breakdown of the office activities and finances since our last meeting (see attached report).

- VII. Old Business:
Water Metering -
John took the data that the Board and Carol worked on and provided a handout (see enclosed) regarding metering of water in individual units. The Board reviewed the projected costs and the pros and cons of such an effort. John made a motion to not pursue this metering effort. The motion was seconded by Steve and all Board members passed this motion.

Discussion: The intent of the metering was to charge back water/sewer costs back to the unit owner. The more usage (i.e. persons in the unit, garden watering, washing of vehicles) would be included. The fact is that the water used on the outside spigots, would be the cost to the association. Costs of reading, maintenance of the system, billing would all be added costs. Also, the associate would be liable for any unpaid bills – there is only one main line coming into the condo. The Board determined that the this is not the right way to go.

There were not any questions from the association.

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Mill Run Owners Association-

Dennis provided a recap of the meeting with Jason Taggart. He presented a plan that Jason provided the Board regarding the planting of trees, the care of ponds, etc. He went through all the questions submitted by the association members.

Issues from association:

- Someone from The Millington Board should be on the Board of the Mill Run Association – Dennis invited members of association to inquire and join the Board. The association member has a liaison.
- The money we spend is too high. We should expect more.
- The site looks trashy. They should keep it up better.
- When will they remove the dead bushes. We need dates!

VIII. New Business:

The Board went into the issue of asphaltting Fishinger Dr. Angie contacted 5 companies, resulting in only one quote from Heiberger Paving Inc. at \$64,000.00 for asphalt and \$30,400.00 for concrete work for the sewer drain. If this contract is not signed soon, we may not be able to get the work done in the summer for the asphalt to cure.

Comments:

- Were there specifications provided
- Is there going to be an overseer for this work to ensure the work is done correctly
- Previous asphalt work was poor.
- Roofing shingles are coming off, that was a bad job

We assured the association that some of their complaints were perhaps not due to bad asphalt but a cold patch that was applied. Also, the shingles were through the developer when The Millington went to condos. The Board decided not to motion the work to be done at this time. We are awaiting a gentlemen who wanted to come back with a couple of quotes. We cannot wait long.

A request was made for a sign warning against the drop curb on Woods Mill Drive that exits from the parking lot. The Board will check into replacing a sign that was previously there.

An owner asked about the electric shutoff on the outside of each unit. Who is responsible for replacing? Carol said that would be the individual owner's responsibility. The owner said that she had a hard time getting a response call answered during this time. The Board will check into this.

3623 Hilliard Station complained of a leak occurring from the ceiling in her bathroom that is turning into mold. Angie will have maintenance check into it. There may be a need to have the ceiling cut into to determine the cause (upstairs' owner?).

One association member thanked the Board for the work.

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- IX. Adjournment
Motion made by Dennis to adjourn, seconded by Andy and all approved.
Adjournment time: 8:22 PM

Minutes by Dennis Rankin