1. Board Members:
2. Present: Andy Smith, Tony Molnar, Dennis Rankin, John Gardner, Steve Wagner
3. Absent: Gus Soteriades
4. Meeting called to order by Andy Smith at 7:00 PM. A motion to start the meeting was made by John and seconded by Andy, all approved.
5. The minutes for the last Quarterly meeting of May 11, 2016 were opened for discussion. With no additions or corrections, Dennis made the motion to approve, seconded by Tony. All approved. With this motion, all quarterly meeting minutes are released to be included on The Millington web site to date.
6. Board Reports:

The treasurer’s report was reviewed by John. These figures are provided by PM that included the assets and liabilities (see handout).

Angie provided the Managing Agents Report (see handout).

1. MROA
Angie provided an update on the status of the requests previously made by The Millington condo association. The dead trees by the ponds are being fallen by the end of summer. New trees will be planted, sometime in November. The willows will be replaced with other willows. They have addressed the middle pond by adding a small aerator and chemically treated. It is uncertain if this treatment is effective enough. Work orders on the trimming the trees has been completed.
2. New Business

Joy Bonniver (3452 Fishinger):

1. Is there an expectance that HOA fees will increase due to maintenance issues?
There is no way to predict this possibility until the Board works through the budgeting process. There is no way to guarantee there would not be an increase. As time moves on, costs go up and we must budget for projected increases.
2. A number of units appear to have a large number of people staying, number of pets and number of vehicles. What can be done about this?
The Board cannot be expected to police the site. The Board requires people to get involved and report, in writing, to the office. Information needs to be gathered by the use of a paper-trail as well as letters written to the offending owners. It was also suggested to take picture to help in documentation. This is our community and we all need to participate.
3. Are fireplace inspections required if the fireplace is not used? Why are fireplaces sited by the insurance company when they were not the cause of any fire to-date?
The insurance company will accept a letter from the owner of a unit, stating that the fireplace is not used. The owner, if a fire is caused by the use of their fireplace, will be liable for the costs. It needs to be understood that new insurance companies will focus on issues that reduce their risk.
4. Has the Board considered lightening rods?
They are not practical and may not work.

Isabelle Lawasani (3623 Hilliard Dr.:

1. Work has not be completed on the condo from the leak. She has made attempts to call to no avail.
Angie reported that Jim has made several attempts to gain access to condo. The bath leak seems to be old. If this is due to the owner above, it is between the owner’s insurance. In regards to outside leak – Carol asked Isabelle to provide her with times that it would be convenient for Jim to inspect the issue.

Miscellaneous Comments:

1. There are posted signs for Private Property, no soliciting” yet he has been bothered by spoliators. What can be done?
Try to gather information regarding the individual who is soliciting – Company Name, person name, phone number etc. Provide this information to the office. The office will pursue the issue.
2. Is it necessary to have two owners complain before an investigation is pursued? The bylaws state that this is necessary. The only other way is if a photograph/video can be taken to prove the case.

Suggested articles for the next Newletter:

 Caution on patio doors – if slammed shut, they can lock themselves.

 The association members are part of the site security, they should report issues to the
 and if possible any pictures/videos.

1. Adjournment

Motion made by John to adjourn, seconded by Andy and all approved.

Adjournment time: 8:03 PM

Minutes by Dennis Rankin