

The Millington at Mill Run Condominiums
Quarterly Meeting
November 9, 2016

I. Board Members:

1. Present: Andy Smith, Tony Molnar, Dennis Rankin, John Gardner, Steve Wagner
2. Absent: Misty Baxter-Ellis (new member), Carol (Patterson-Merkel)

- II. Board Members met early to discuss the budget for 2017. A motion was made by Andy to call the meeting to order (6:45 pm), and seconded by Steve. A motion was made to accept the proposed budget with a 3% increase in HOA. This was decided because the expenditures are in line with the collections, and estimated increases in costs. Also, in lieu of the elections, a new school levy was passed which will increase taxes to the residents. The motion was 1st by Dennis and 2nd by John – All in favor. Meeting was closed.
- III. Quarterly Meeting called to order by Andy Smith at 7:00 PM. A motion to start the meeting was made by Dennis and seconded by John, all approved.
- IV. The minutes for the last Quarterly meeting of August 10, 2016 were opened for discussion. With no additions or corrections, Steve 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.

V. 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).

VI. Financial Report

Angie provided financial figures for the association (see handout).

VII. Old Business

The Mill Run Association's annual meeting is Monday, November 14, 2016 at 6:00 PM. Angie is planning to attend the meeting and another Board member is checking their schedule. Joy Borinivier from the association is going to go. Invitation to anyone in the association was invited to go. The intent of our presence is to ensure that outstanding issues with MROA are addressed. We have brought these issues to focus in previous meetings.

VIII. New Business

The posting of meeting minutes was brought up. As minutes of the quarterly meeting are passed by the Board, they can be posted to The Millington web site. Executive meetings are not posted, as the sensitivity of these meetings are not for public viewing. It was felt that the minutes on the quarterly basis would fit any needs of mortgage companies when granting loans. Requirements for reports outside of this are to be directed to The Millington

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office, and may require Board approval. The Board was not interested in provided redacted minutes on a continual basis. Angie would have any historical minutes.

A question arose asking if it was OK to replace shower diverter valve in a unit without Board permission. The concern was that this is in the wall. One does not need permission to replace – where permission is required if there was a water line that services other units.

A question arose as to whether the pool could be kept open longer. This depends on the length of time the Board has budget with our pool contractor and if there is chlorine left over. It depends upon the status of these two issues at the end of the season.

A question regarding the repair of the tennis courts was proposed. The Board has discussed this issue in executive session. The courts do need repair and we a obtaining quotes on the cost of that. It is not part of the 2017 budget. Discussion did move into considering having Arlington Park chip into this – the Board feels that this would be hard to maintain this relationship.

The Board revealed that there will be 3% increase in HOA for 2017. The Board was thanked by a member of the association for keeping the increase low.

Resident at 3431 E. Woodlands asked if tree replacements were being planned. It is not feasible because the roots were heaving the pavement and necessitated the removal.

Another inquiry was made in regards to pulling from the MROA. This is not feasible because of the contractual agreement The Millington has with them.

Inquiry to the cost of maintaining the dumpster. The city empties the dumpster and the bulk area. It materials cannot be removed, then the association must hire a refuse company to come in. Owners are encouraged to take advantage of the recycling bin at the firehouse. Grass and yard refuse can be taken to the Upper Arlington site on Roberts Road. The Board is discussing installing a live camera at the dumpster site; recognize that this area is misused by some residents and outsiders.

IX. Adjournment

Motion made by John to adjourn, seconded by Steve and all approved.
Adjournment time: 7:53 PM

Minutes by Dennis Rankin