

## Homeowners Association Meeting Minutes 9-1-2005

On September 1<sup>st</sup>, 2005, the Woods of Mill Valley Homeowners called their meeting to order at 7:07 p.m. at Creekview School.

Pat Soller, Board President, introduced the Board of Trustees members including Jeri O’Kane, (new Treasurer) and Heidi McMahon, (Vice-President). Also introduced was Sharon Weller, who was appointed as a new officer in the position of Secretary, due to a vacancy. Others present were Rod Davis, from the Design Review Board, HOA attorney John Eufinger, Carmen Wirtz from the hospital, and Rachel Uchs from the Union County Humane Society.

Carmen Wirtz gave an update on the Mill Valley Medical Facility stating that the hospital has begun to look for physicians to fill the 10,000’ space. She, along with other officials had met with a volunteer focus group from the Mill Valley area and a brief overview of that information was reported. She also fielded questions from the homeowners. The facility is tentatively slated to be completed in the fall of 2006.

Rachel Uchs, Executive Director of the Humane Society, led the discussion of concerns with dogs and cats running amuck in the neighborhood. A discussion as to feral cats versus stray was held. She reported on filing and receiving a grant that would assist in the problem with possible cat issues. This grant was for a ‘Trap-Neuter-Release’ program that would allow this for up to 40 cats in the Mill Valley area to go through this process. A couple of things she pointed out were:

- 2 non-neutered cats could produce up to 400,000 cats in 6 years
- there is an owner surrender fee for cats to help with neutering or donations are used
- it costs \$33 per cat for neutering
- euthanizing would only create bigger problems
- the program would need 25 volunteers to have ‘trapping’ done and those to feed the cats once the release was complete
- a Workshop will be held on Nov. 12<sup>th</sup> to make the traps and for the volunteers to gather more information

She answered questions from the homeowners.

Neighborhood Watch and Safety Chair, Brian O’Kane, reported. He mentioned that all 3 portions of Mill Valley would be doing this project together. Four people have agreed to meet with Brian and Chief Glenn Nichol to get them started. He also fielded questions.

McMahon gave updates on the following:

- Benches—There had been questions concerning the price of the benches, so she explained that proposals had been sent out with three being returned. They ranged from \$4,400-\$4,900.
- Landscaping—Issues had also been raised here, so she reported that again feelers were put out for proposals. 19 letters were mailed out, with only 5 being returned. The prices ranged from \$4,900-\$18,000. The Board had gone with Lawnscaapes of Plain City.
- She also mentioned that \$5,200 had come in from Dominion and that was put toward the benches.

One resident commented that a choice would have been nice rather than the Board spending that sum of money without homeowner knowledge while another commented that the Board had done a good job. The latter tried to explain to the other homeowners why the money was needed for the fountains, benches, etc.

Since there were concerns over continued money being spent on the fountains, J. O'Kane reported on the fountains. There had been a wiring problem due to a muskrat so D.P. & L. had to redo some wiring. Homeowner Paloney stated that too much money was being spent on the fountains and that once the medical facility was finished, the ponds and benches would not be visible anyway. He also questioned why the Board would want another one at Deer Crossing since there were so many issues with them. J. O'Kane alerted him to the fact that water can become quite stagnant without the fountains, which would also contribute to mosquitos.

Soller reported on the Beautification Committee's work, telling that some old vegetation had been removed and new flowers planted. He mentioned that there was a sign-up sheet for this committee. Again, a concern was issued that the landscapers should do this work. Soller mentioned that the landscapers's jobs were spring clean-up like mulching, edging, pruning, fertilizing and of course mowing, but no planting.

J. O'Kane reported on the number of homeowners who had paid dues, the number who were still unpaid with late fees, and those that were getting liens. The balance of \$30,000 in the treasury was also questioned. Soller reported that the Board had looked at lowering dues, but didn't have enough history to do so at this point. He also pointed out that Sterling Reality charged the homeowners \$20,000 to manage the Association before it was turned over to the homeowners.

Steve Smith, homeowner, questioned why the Board is spending so much money when it doesn't have to be spent. He thought things should have been put to a vote of the entire association. Discussion followed.

At this point, Soller opened discussion from 'the floor'.

- Suggestion of a donation of some of the HOA money to Louisiana because of the hurricane devastation—other disagreed that this was to be done on a personal basis
- Area of land near Chiprock that is not being taken care of---a couple felt that the HOA should take care of it while many others felt it was the job of either the city or Dominion
- Questioned if they had a 6' fence, how they could keep it—Soller said by voting 6' in which is what the Board gave homeowners a chance to do ---much discussion followed on such things as changing the vote to ½ rather than 2/3 and grandfathering people in who have them already.
- Davis reported that the DRB process has been ongoing and people should be aware of it. He also commented that 30 people had submitted plans for the year.
- The fence issue (6' and vinyl) continued to be discussed---other homeowners suggested they follow the restrictions
- Soller also reported that the Board contacted local realtors about WMV having restrictions
- Steve Smith presented a petition of what he said was almost 80% of all people eligible to sign in order to change the vote. He then made two motions:

- For the Board to form a new committee to review deed restrictions and suggest changes, etc. for new ones to be voted on---this was seconded by Andrew Willie.
- All deed restrictions, legal actions, including fines be tabled until such times as the recommendation of the committee are presented to the HOA to vote and the deed restrictions remain or are amended as per the vote. This was seconded by Debbie Richmond.

After his comments, much discussion followed concerning the way the petition was presented when the Smiths and others went to houses. Some homeowners wanted to know if they could remove their name from the petition. Another homeowner stated that procedures weren't being followed for motions, etc.

- Soller briefly discussed this with other Board members J. O'Kane and McMahon and decided that the Board would not accept the motions until Eufinger was able to investigate the petition. Eufinger commented that there was a problem with the petition versus referendum. (A vote implies vote and a petition is something else). Soller also stated that signatures would have to be verified. He suggested that a motion be made that the violation fees be waived for two weeks until September 15<sup>th</sup>, 2005 until everything could be verified and that Eufinger could give his legal opinion. This motion was made by Denise Dehoff and seconded by Kelli Smith. No vote was taken.

Soller agreed that this is the action that would be taken and the meeting was adjourned.