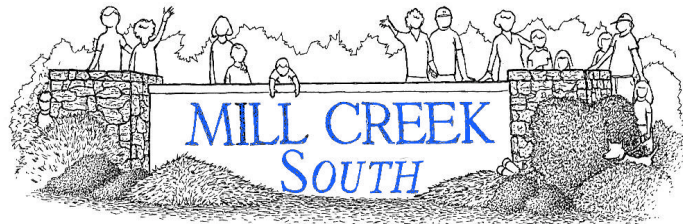


## MONTHLY MEETING of MCS Homeowners 5/1/2007

Meeting commenced 7:10pm Last meeting minutes - approved.



### STATE OF THE NEIGHBORHOOD (Joe Cantu):

1. We have 1 new volunteer to join the board: Scott Walk was voted in as and at-large-member by the current board.

### TREASURER REPORT (David Robinson):

All but 6 homeowners have paid their annual dues. Please note – dues are NOT optional. We have gone to court to collect in the past and will do so again in the future if needed. Dues are used solely to benefit the neighborhood!

The board approved that the Homeowners Association dues be increased from \$78 to \$85, beginning in 2008. This is within the 10% increase allowed by our Bylaws. It has been almost ten years since the dues have been raised in MCS! This has been deemed as necessary in order to maintain the pond and Arrowwood stream drainage.

In order to maximize the MCSHOA assets the treasurer will investigate investing MCSHOA funds into an interest bearing account or CD and will report back his findings to the Board at the next meeting.

### ARCHITECTURE REVIEW COMMITTEE (Chair-Sally Mank):

\*\*Please note that approval is required for all additions/modifications to property EXCEPT for removal of dead or dying trees. It is highly recommended that homeowners planning to erect fences should locate their property line survey pins before submitting applications for ARC review.

\*\*Please note that the construction of retaining walls requires ARC review. The ARC will not approve the use of light colored and/or beveled block systems.

**House Paint Colors:** A lot-by-lot list of exterior stain and paint colors has been compiled. It will be posted at [www.millcreeksouth.org](http://www.millcreeksouth.org). Homeowners are encouraged to check the list and to call Sally at 963-7962 if no colors are shown for their house or if the colors shown are not accurate. Please check the list if you plan to paint or want to change any of your exterior paint colors

### GROUNDS AND MAINTENANCE (Chair-Craig Lundqvist):

Craig Lundqvist reported that he has contacted an arborist who will submit a bid to survey and identify any trees on Mill Creek South Common property which may pose a threat to individual Homeowner's properties. Jenny Robinson proposed landscape enhancements to the entrance sign area. She will gather proposals to present to the board.

### ROADS and BOUNDARIES (Chair-Karla Berger): No Report

### SOCIAL COMMITTEE (Chair-Jenny Commins):

Don't forget the Annual MCS Yard Sale is Saturday May 5 from 8:00 AM to 10:30 AM. If you don't want to have a yard sale at your house, but want to donate items that are tax deductible, bring them to Liz Emrey at 1515 Stoney Creek Drive Questions, contact Liz at ([lizemrey@yahoo.com](mailto:lizemrey@yahoo.com)); cell phone 996-9137.

### NEW BUSINESS

1. Mark Lepsch has resigned from the Secretary position. Thank you Mark for all your years of selfless service to the MCS community. If you see Mark in the neighborhood please thank him for all of his work. The Secretary position remains open. If you are willing to join the board to become Secretary, please contact a member of the Board.

2. Chip McElearney reported on the project outlined by Jim Benedict of Landscape Structures Incorporated, including two different play structures for younger and older children, as well as site development with emphasis on preserving the trees. The purchase and installation of the equipment, plus shipping, mulch, borders, etc., will be within the board approved budget of \$25,000 allotted for this project.

3. **Biscuit Run:** The next meeting of the BR Planning Commission is scheduled for May 29. Sally Mank will draft a letter from the MCSHOA Board reiterating our opposition to a vehicular connector road between Mill Creek South and the proposed Biscuit Run Development.

### OLD BUSINESS

1. If you are selling your home and need a copy of the covenants, see Joe Cantu. The cost is \$25, payable to MCS HOA.

2. Please remember that the speed limit in the neighborhood is 25mph – many residents walk along our streets – please SLOW DOWN!

3. If you have a dog, County code requires that you keep them in your yard or on a leash. To avoid future problems with your neighbors, please respect them by keeping your outside dogs quiet. Also please, remember to pick-up after your own dog. Do-do means a don't!

Next MCS HOA Meeting –Tuesday June 5<sup>th</sup>, 2007, 7pm, Cale Elementary school.

Meeting adjourned at 8:17pm

### Directors and ARCC: \*=present

Joe Cantu	President	293-5191	<a href="mailto:jacantudc@yahoo.com">jacantudc@yahoo.com</a>
*Craig Lindqvist	V-Pres	293-6240	<a href="mailto:Craig.Lindqvist@gmail.com">Craig.Lindqvist@gmail.com</a>
Vacant	Secretary		
*David Robinson	Treasurer	973-6903	<a href="mailto:david@birchstudio.com">david@birchstudio.com</a>
Jenny Commins	Social	295-7586	<a href="mailto:jennycommins@hotmail.com">jennycommins@hotmail.com</a>
*Nini Almy	At Large	293-4598	<a href="mailto:ninialmy@aol.com">ninialmy@aol.com</a>
*David Robinson	Web-Site	973-6903	<a href="mailto:david@birchstudio.com">david@birchstudio.com</a>
*Jenny Robinson	At-large	973-6903	<a href="mailto:jenny@birchstudio.com">jenny@birchstudio.com</a>
*Chip McElearney	At-large	972-9218	<a href="mailto:chip_mcelearney@excite.com">chip_mcelearney@excite.com</a>
*Sally Mank	ARC Chair		

Homeowners Present: Scott Walk, Pat Ault