

Mill Ridge Community Association, Inc.

Annual Meeting

August 24, 2017 | 6:30 P.M. | Fire station #4, Lahmeyer Road

Board Members Present at Meeting;

Mike Steffens	President / Maintenance Co-chair
Kim Jones	Vice President / Maintenance Co-chair
Amy Totten	Secretary
Tom Phillips	Treasurer
Herman Riecke	Architectural Chair
Jerry Durnell	Member-at-Large
Candy Durnell	Member-at-Large
Ryan Keena	The Newcomb Group (TNG)

Meeting Called to Order at 6:30 pm.

- 1.) Introduction of board members and homeowners in attendance.
- 2.) Review and Discussion of 2016 Annual Meeting (August 25, 2016) minutes:
 - i. In section 10.) a. Architectural Committee Report it states there was approval for a 10x10 shed at 5232 Fox Mill Run. A resident in attendance lives at 5232 Fox Mill Run and the July 16, 2016 architectural request approved for a 10x10 shed is not the correct address. The correct address is to be determined.
 - ii. In section 10) b. A resident in attendance asked why the architectural request was not approved. It was explained that the new roof and new boards on fence was not approved because the homeowner did not submit an architectural request prior to commencing work and TNG sent a letter regarding submitting an architectural request. The new roof and new boards on fence were completed.
 - iii. There was a question regarding how to join the Mill Ridge Association Facebook page after the resident reviewed 6.)f. ii. "There is a Facebook page". It was explained that it is a closed group and when one is logged onto their Facebook account they can submit a request to join the page. They will then be accepted into the group.
- 3.) 2016 Annual Meeting minutes were approved.
- 4.) Treasurer's Report
 - a. Ryan reviewed the budget and those in attendance received a copy of the 2017/2018 budget.
 - b. Each month the financial reports are reconciled by the treasurer with TNG. Tom Phillips explained that as the treasurer he receives the Mill Ridge Association financial statements and they have all balanced.
 - i. Total assets as of 8/24/17 = \$21,824.45
 - ii. Assessments are fully collected for the 2016/2017 year.
 - iii. The proposed 2017/2018 budget has a slight increase in lawn/landscape/irrigation; insurance will decrease.
 - iv. A resident asked if anything is earmarked for use of the assets. It was explained that the board has discussed possible projects; currently nothing is planned and it is good to have this much saved.
- 5.) Election of the Board of Directors for 2017-2018
 - a. Ballot Reviewed and Call for additional nominations
 - i. No additional nominations
 - b. Vote taken from residents in attendance.
 - c. Has there been discussion of electing board members at different times of the year? Board

members have not been elected at different times of the year, only in August. Since seats are open, board members can be elected at anytime if someone is interested.

d. Seven Elected Board members are;

- i. Mike Steffens (President), Kim Jones (Vice President / Maintenance Co-chair / Architectural committee), Amy Totten (Secretary), Tom Phillips (Treasurer), Herman Riecke (Architectural Chair), Jerry and Candy Durnell (Architectural committee)

6.) Appointment of Nominating Committee for 2017-2018:

- a. Kim Jones, Jeanne Nicolet and Sherry Burnside

7.) Other Business

a. Residents in attendance discussed concerns:

- i. Who pays for sidewalk repair/replacement? The city has a program; 50:50, city:homeowner -forms in TNG office.
- ii. When the budget was reviewed it was stated that recently Mill Ridge Association financed the removal of a large, dead tree behind a home.
 1. There were questions and explanation about the management of trees;
 - a. The trees that are between the Mill Ridge Association property and Menards are managed based on whose property they are on. The trees are routinely inspected by TNG and board members. If there is a tree that is of concern to cause danger or damage, if it is on the homeowners property then it is the responsibility of the homeowner; if it is on the common land of Mill Ridge Association then Mill Ridge Association is responsible for removal; and if it is on Menard's property Menards is responsible.
 - b. Also if a tree falls from Mill Ridge property it will be taken care of by Mill Ridge; if a tree falls from Menards property, Menards should take care of it.
 - c. Recently Brandenberger Tree Service was contracted by TNG for removal of a large, dead tree on the common property of Mill Ridge Association. The tree was removed efficiently and they did a good job.
 - d. If a homeowner has a concern about a tree it should be assessed with TNG to decide where located and if deemed dangerous.
- iii. Fox Mill Run, Who is the person behind the houses driving a yellow golf cart? No one knew for sure, speculation was given to a utility worker.
- iv. Trash concerns:
 1. Trash company has changed effective 1/31/18 to Red River, a company based in Texas; lower bid; company can change every 7 years.
 - a. Trash cans will remain the same; they are City of Fort Wayne cans.
 2. Current trash company is causing excessive damage to the trash cans, can the association board make a complaint? Homeowners with this concern should call 311 to report the situation. Amy Totten, representing the board said she would call 311 to report the concern of the homeowner. (9/1/17 Addendum: Amy Totten reported excessive trash can damage to 311 (170901-000238); this was a general service complaint; the 311 operator recommended that the homeowners experiencing this problem also call.)
 3. Recently there was a hydraulic fluid leak from the trash truck.
 4. Trash by the trash can should be picked up if packaged properly.
 5. Keep a 3 foot minimum distance between the trash cans.
- v. Street parking
 1. Can 2 cars park across from each other on the street?
 - a. Yes, although if there is concern that the car(s) is not being moved, 311 may be contacted and the tires will be marked and monitored
 - b. Emergency vehicles if necessary will find a way through if cars are parked on each side of the street.
 - c. The responsible approach is to not park on the side of the street directly

across from another car.

- d. Can Mill Ridge Association streets be changed to parking allowed on one side only?
 - i. This could be considered although then there will be signs in yards on the no parking side.
- vi. A resident in attendance who lives on Old Grist Mill Place expressed concern for a residence nearby that is parking a car and trailer in the yard. Also, there appears to be many vehicles parking at this home including parking on the street. TNG and the board is aware and since the homeowners are just moving in the plan is to wait for Sept 1st to send letter because of trailer and parking in the yard, if it continues to occur. This resident also expressed concern it is a single family home with multiple people living there. Also, another resident expressed concern that the backyard does not appear to be managed as well as most backyards in the association. TNG is monitoring the situation. If there is not improvement after Labor Day, TNG should be contacted.
- vii. Is there an ordinance about garage door being left open? No
- viii. There is a city ordinance for parking vehicles in yard.
- ix. How can board communicate to residents between meetings? The notice board is used for communication.
- x. Crime concerns:
 - 1. Best way to know about safety concerns such as break-ins, unusual car seen in association etc. is Facebook (86 members)
 - 2. Comments were said about car break-ins Spring 2017 (south area of Fox Mill Run)
 - 3. Turn on outside lights.
 - 4. Nextdoor.com is a way to receive information about all neighborhoods in the area.
 - 5. There have been many car break-ins in Arlington Section 28.
 - 6. The Sunday Journal Gazette has crime report information.
- xi. When someone buys a home in Mill Ridge Association, are they given the bylaws? Per Ryan a copy of the bylaws should be given to them. Also, the Mill Ridge Association bylaws may be found on TNG website.
- xii. It was suggested that for future annual meetings TNG address and phone number should be on the agenda page.
- xiii. The Annual and board meeting minutes will be posted on TNG website.

8.) Committee Report

a. Architectural;

i. Architectural requests:

Aug. 9, 2017/Ryan Delaney/5611 Fox Mill Run/Add 6 ft on fence from March 23, 2017.
City denied the permit.

Aug. 9, 2017/Ryan Delaney/5611 Fox Mill Run/**New Roof***

Aug 23, 2017/Mark Rohyans/9522 Old Grist Mill/Shed 8x12, 8.5'high

***Homeowner did not request approval. TNG has sent letter to homeowner requesting an architectural request be filled out.**

9.) 2018 Association Garage Sale dates: May 11 and 12

10.) 2018 Board meetings are schedule for January 25, April 26, July 19 (budget); 2018 Annual meeting August 23

a. All board and annual meetings are held at Fire Station #4 at 6:30 pm.

b. All board and annual meetings are open for all residents of Mill Ridge Place Association

Meeting adjourned at 7:26 pm