

**MILL RUN HOMEOWNERS ASSOCIATION
ANNUAL MEETING
October 21, 2008 MINUTES**

1. **ESTABLISH A QUORUM, CALL TO ORDER**

The Meeting was called to Order by President Richard (Mike) Sisneros at 7:00 p.m. in the Aurora South Branch Library, Board Room. A Quorum of 18 was needed. Homeowners in person were 13 and by Proxy were 10, total of 23. A Quorum was established.

2. **INTRODUCTIONS**

Mike introduced the Board Members, and Ina Meyer, Property Manager.

3. **GUESTS**

A. Par Officer Rivale, District 3 – Introduced himself to everyone as the new officer having been their PAR Officer for only 3 weeks. He is most interested in aiding the residents of Mill Run with their problems of graffiti, trespassers, and other incidents if he is contacted. We will put his card in the next newsletter for residents' information.

B. Josh Cyboron, Emerald Isle – Responded to questions on Xeriscape. Prune time schedule was given. He also advised of the Emerald Isle Website (www.emeraldislelandscaping.com) We will put this info in the next newsletter.

4. **MINUTES of October 16, 2007 Annual Meeting**

A. A motion to dispense with the reading of the Minutes was called for and received, seconded and unanimously carried. A copy was included in the handouts.

B. A motion was called for the approval of the Minutes as presented, received, seconded and unanimously carried.

5. **PRESIDENTS REPORT** – Mike Sisneros

Mike reported on the 2007-8 accomplishments of the Board. Major tree trim and prune from damage and growth was again done this past late winter while trees were dormant. Concrete for liability reasons only was completed. Asphalt replaced concrete in the drive off of Mansfield (north wet area). Posts have been installed, and the chains to lock off the parking lots were installed. Spring Clean up with the placement of a dumpster in the "courts" parking lot was in May. We may consider having this 2 x a tear in the future.

6. **TREASURER'S REPORT** – Ina Meyer

A. Ina reviewed the September 30, 2008 unaudited year-end financial statements. Copies were provided in the handouts, responding to questions from the floor. Insurance Water and Excel are major items. Also one large item was the cost for the sewer line that the HOA tree roots had damaged.

- B. Budget for 2008-9 (copy was mailed with Annual Meeting Notice and included in the handouts) was reviewed, noting that there was an increase to \$175 in the monthly assessments effective January 1, 2009. A motion was duly made, seconded and unanimously carried to approve the 2008-2009 Budget as presented.

7. **ELECTION OF TWO BOARD MEMBER**

- A. There were two positions open. Nominations from the floor were called for – Audi Jack and Melvin O’Hara both accepted a nomination to run. Mike Sisneros had previously stated his desire to run again for the board, and was listed on the ballot. Motion to Close Nominators was called for, received, seconded and unanimously carried.
- B. Introduction of Candidates
- C. Secret Ballot Voting (in accordance with SB-05-100) counted by Elizabeth Douty, reflected that Audi Jack and Mike Sisneros were elected.

8. **OLD BUSINESS** - None

9. **NEW BUSINESS**

A questions and answer period with the Homeowners and Board followed. Some discussion was continuance of the items previously discussed in the meeting. Audi Jack requested that the tree by 3965 be removed to eliminate the tree root damage to the sewer system, use of Root Cutter (chemical), closing and filling in of the pool, what is common area and snow removal. The Board received a “thank you” for the work they are doing.

10. **ADOURNMENT**

There being no further business the meeting was adjourned at 8:35 pm by President, Mike Sisneros.

Respectfully submitted,
Ina Meyer, Property Manager

APPROVED: Date 10-20 2009

President _____

Secretary _____