

**MILL RUN HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 20, 2006
MINUTES**

CALL TO ORDER, ESTABLISH A QUORUM

The meeting was called to order by Mike Sisneros, President at 7:00 p.m. in the home of Charlie Judd. 3927 S. Richfield Way/

The directors were present or absent as indicated below:

Mike Sisneros	Present	Karen Curnutt	Resigned	Charlie Judd -	Absent
Marilyn Bartley -	Present	Mary McCrimmon	Absent		

Also in attendance was Dave Early of Emerald Isle for the presentation of the landscape report and Ina Meyer, Property Manager, Western States Property Services Inc

HOMEOWNER FORUM

Emerald Isle -- Discussed what was done during the December and January snowstorms. No need for winter watering! They will start winter prune within the next few weeks.

Homeowners -- None.

AC Request -- 3917 S. Richfield Way, request for cable outlet. On a motion duly made, seconded and ominously carried to ratify the AC Committee vote to approve as amended: run cable near trim and edge of siding to hide it. Paint to match building.

MINUTES OF November 21, 2006

On a motion duly made by Marilyn seconded by Charlie and unanimously carried to approve both the November 21, 2006 meeting minutes as presented.

FINANCIAL STATEMENTS

Ina made a review of the November and December 2006, and the January 2007 Financial Statements. Reviewing the delinquency report it was noted that the dollar amount has decreased about \$3,000 from November to January, but pending foreclosures are up.

MANAGEMENT REPORTS

A written report was included in the packet. Items were reviewed and new items were covered under New Business.

OLD BUSINESS

American Arbor Care -- Itemized Proposal was received. The Board accepted the recommendation on 4132 Richfield Way. "In my opinion this tree does not need any pruning at this time. The pine is close to the building but not touching the home itself. However, if you would like more clearance from the siding and roof = \$95.00. Mike wants to see the Cottonwood at 4007 Richfield Way before making a final decision.

Water Bills -- Charlie is still working on this project.

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NEW BUSINESS

Board member Resignation – The Board regretfully accepted the resignation of Karen Curnutt, and thanked her for her years of service to Mill run.

City of Aurora Xeriscape Program – Both Charlie and Mary attended this meeting. They do not feel that it is something that Mill Run would benefit from.

4011 Rifle Ct and 4024 Rifle Way – Complaint by “owner” regarding the return of his checks because they stated how to be applied to the delinquent accounts. No action was taken.

The Pool Connection *(unsolicited) Proposal – no action, just retain in files.

March Meeting Location – Charlie volunteered his home/

CORRESPONDENCE AND VIOLATIONS

A review of the correspondence that was in the packet was made.

ADJOURNMENT

There being no further business the meeting was adjourned by Mike Sisneros, President at 8:20 p.m.

Respectfully submitted,
Ina Meyer, Property Manager

APPROVED: Date _____ 2007

President _____

Secretary _____