

Millbrook Homeowners Association

Board of Directors

Meeting Minutes of Officers Meeting Held
October 14, 2009, 7:00pm 43 Morningside Drive

Present: Mark DiNino (MD), Rick Dunham (RD), Jerry Blake (JB), Brian Porter (BP)

Old Business:

1. Dues Collection: Update was given to the board by MD regarding the 2009 dues collection. At the time of the meeting there were three households that are in arrears. Appropriate action has been taken to collect outstanding balances.
2. Budget Process: The budget for the upcoming year is in progress and going well. It will be distributed for review as soon as it is complete. Any changes or concerns should be raised prior to posting for annual balloting. All financials will be available online.
3. Annual Meeting: Ballot for distribution to all households is in progress and will be distributed for review as soon as it is complete. A copy of the 2010 budget and voting ballot will be sent to each home for vote by November 30, 2009.
4. Dues Increase: The board voted unanimously to set the dues at \$270.00 for 2010 and will be due February 28, 2010 with a \$50 late fee if paid after that date. The increase breaks down to a modest increase of \$0.83 per month over last years dues. As in the past the objective is to raise dues incrementally to avoid large assessments for special projects and or maintenance.
5. Financials: MD gave a review of the HOA financial status, there are no issues with cash flow and savings. The board agreed to transfer a CD account currently held with Sovereign Bank to Bank of America to allow all HOA accounts to be serviced through one source.
6. Activities: BP reviewed the activities committee successful year and outlined plans for the remainder of the year as well as ideas for 2010. More to follow.

New Business

1. Entrance Signs: The board unanimously supported having the entrance signs to Millbrook re-designed and replaced with a permanent maintenance free signs. Inquires will be made and options presented to the board, and when ready a presentation will be provided to each home for review.
2. Cul-de-sacs: The board voted unanimously to begin a landscaping program for the neighborhoods cul-de-sacs. To start the board has decided to landscape one cul-de-sac per year, and invite the homeowners who surround the cul-de-sacs to be part of the new landscape designs. More information to follow.
3. Park: The board unanimously supported having a meeting open to all homeowners in the spring to address the countless issues we have in the park. Discussion of ideas ranged from replacing the equipment to total demolition of the playground. We need input from all of Millbrook as any changes made to the park will impact all homeowners. The past few years have seen a lot of vandalism done to the equipment and even the landscaping. It is our responsibility to maintain the park and the equipment and there are liabilities to all if we let this go too long without addressing the problems. We have been taking care of it internally but recently it is getting way out of control and these issues need to be addressed.