

Millfair Heights Subdivision

Board meeting minutes

September 15, 2025

Members present:

Jeff Donovan, Dave Zacherl, Roger Pike, John Swindlehurst, Sharon Stephens, Brian Hammer, Dave Fresch, Matt Danylko, and Jerry Biebel.

Members absent:

Dave Zacherl read the meeting minutes from last meeting which occurred on 4.15.25. A motion was made to accept the meeting minutes by Matt Danylko , seconded by Sharon Stephens . All were in favor, none were opposed.

Roger Pike read the Treasurer's report:

Checking: \$2819.20

Savings: \$1626.12

CIF:\$ 2903.49

C/D: \$147,828.64

CERTA: \$54236.11

A motion was made to accept the Treasurer's report was made by Dave Fresch, seconded by Dave Zacherl . All were in favor, none were opposed.

Old Business:

Solar panels: Are we okay with having these on roofs or in yards within the subdivision? No- Solar company salespeople cannot be here without a permit.

Key fobs: Do we need to replace fobs with upgraded key cards for the West 52nd street well? See new business below.

Snow Removal: Current plow guy is in Waterford, can we find someone local. We are moving to keep current snow removal.

New Business:

Alerts and notifications from government/DEP. Should Norm be getting these to take action. Jeff is forwarding to Norm and Norm is aware of the forwarded communications.

We may need to fill new tax form as a non-profit. Is there a threshold that we need to stay under?

List of who is up for election this year: Dave Fresch, Sharon Stephens, and Jeff Donovan.

Annual meeting is for October 20th.

New 20 year meters- We are buying only 3 at a time. Only have 6 meters left of the old remaining.

We are go to be discontinuing key fobs and moving to barrel keys and updated cameras which are infared with better deciphering. We will be starting the process first at the Deerfield well.

20 shutoffs in subdivision, we found 18, the others are paved over.

New Chemical (aqaumag) is working better than expected where it is cleaning the lines of residual buildup.

Need a succession plan within the board of directors in order to have knowledge of account numbers and one-call and water tender assistant duties in the event of unexpected absences.

A motion to adjourn was made by John Swindlehurst @ 757, seconded by Brian Hammer. All were in favor, none were opposed.

Next meeting scheduled for October 20th 7pm for the annual meeting being held at the Brown's farm barn.

Next scheduled board meeting June 23rd at the Donovan residence.

Motion to adjourn by John Swindlehurst, seconded by Dave Fresch. All in favor, none were opposed.