

Millfair Heights Subdivision
Annual Board Meeting Minutes
10/20/2025

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

Members absent: None

Dave Zacherl read last year's Annual meeting minutes which was held on 10/21/2024. A motion was made to accept the meeting minutes by Mark Steg, seconded by Tim Conway all were in favor, none were opposed.

Roger Pike read the Treasurer's report:

Checking: \$1,702.07

Savings: \$1,626.28

CIF: \$2,903.56

C/D: \$160,664.22

Cetera: \$54,236.11

A motion was made to accept the Treasurer's report by Wendy Rhines, seconded by Bonnie Hegedus, all were in favor, none were opposed.

Presidents report:

Old Business: Please make sure you contact 811 if you are having tree removal or dropping off a shed to avoid damaging our curb box. We can mark the water lines to avoid having issue.

New Business:

1. Can we give the realtors deed restrictions instead of assuming that new home owners have them. Realtors working with lawyers should be providing a copy of the deed restriction upon closing. The deed restrictions can also be found on the MH subdivision website.

2. What about traffic in the subdivision where it seems like cars are cutting through the subdivision and speeding through the streets. Contact Millcreek police if you are seeing an increase of traffic or speeders within the subdivision.
3. Better sign on 50th and 52nd street on Millfair drive. Can we have them replaced? Call Millcreek streets department to have larger signs. Prepare a petition to have better signage? Emergency vehicles cannot see the sign. Petition was started during the board meeting by Jean Courdier.
4. Drought emergency, what impact does it have on our water supply and integrity. Would the onus be on area subdivisions if our water is impacted from flooding. Millcreek requires water retention in newer subdivisions. Water retention needed for large footprints. We test our water weekly.
5. Would a HOA better be better representation than the board? What is a differential to have an HOA compared to a board of directors. HOA would be a monthly charge and much more expensive for homeowners. Weigh the options. More restrictive and more drawbacks.
6. Water quality- tested every week and annual testing. Question is can we make sure we are testing everything that we should be testing. We are following all DEP requirements for testing.
7. Elections: Members up for election: Dave Fresch, Jeff Donovan, and Sharon Stephens. No one wishes to be on the ballot. Retaining current members.

A motion was made to adjourn the meeting at 745 by Rhonda Steg, seconded by Brian Conway. All were in favor, none were opposed.