

Millfair Heights Subdivision

Board Meeting Minutes

12/14/2020

Members present: John Swindlehurst, Dave Zacherl, Patrick McManus, Dave Fresch, Roger Pike, Meghan Clark, Matt Danylko, Jeff Donovan, Brian Hammer.

Members absent: None

Minutes from the last meeting which was held on 10/26/2020 was posted via email and reviewed by the board. A motion to accept the meeting minutes was made by Jeff Donovan, seconded by Pat McManus. All present were in favor, none were opposed.

Treasurer report:

As of December 14, 2020 we have the following account balances:

Checking: \$901.24

Savings: \$78,503.32

CIF: \$1,100.07

Certificate of Deposits: \$40,567.53

Income for 2020 totaled \$79,733.70. This includes an insurance payment for replacing a damaged hydrant in the amount \$9178.16.

Final numbers of spending for 2020 and for the 2021 Budget are currently in process.

Water Tender Report

- Rick Kreider was unable to attend but provided information regarding water valve replacement mentioned at the previous meeting. The cost per valve replacement is roughly \$2500 which includes approximately \$1300 for valve, valve box, pipe, and connecting couplers. The remaining cost is labor/installation.
- We may want to consider raising revenue to replace all the water mains due to the fact that most of the leaks we have had were service connections at the saddle on the main or on the service lines.
- We excavated and cleaned out a service on Deerfield and W55th and another is scheduled this week on West 52nd. The usual problems with these are there is no flow into the homes because of plugged lines. Both houses have had plumbers check their side of the curb box prior to excavation.

Old Business

Retention Basin: John Swindlehurst has been in communication with Attorney Toman and he confirmed that the storm water facilities serving HOA #10 are the responsibility of HOA #10, not the larger subdivision. Although this entity is its own subdivision, it is a subdivision within the larger subdivision and therefore is still subject to the restrictions of MHA. Discussion was made regarding how long we maintain insurance and upkeep of the storm water facility. Matt Danylko will communicate with individuals within HOA #10 regarding this latest information.

Security system at well sites: Batteries have been replaced in the key fobs and are functioning as they should. We will need to distribute the key fobs to all members.

Snowplowing/Lawn care: Contract for snow plowing will remain the same as last year. Plowing will take place with 6"+ accumulation on the drive. Stakes and markers are already in place at the West 52nd street well. Areas which have been recently excavated have been provided with a layer of topsoil. Seeding will take place in the spring.

Website: We are still in the process of finding a new website provider. We are currently paying Network Solutions to retain our website and domain.

New Business

Discussion was made regarding the upkeep and maintenance of curb boxes within the subdivision. Rick Krieder is communicating with Brozell where excavations needs done to investigate poor water pressure from unsatisfied homeowners.

Meghan drafted a form for agreement for electronic communication for all residents within the subdivision. Final draft will be distributed to all homeowners.

Next meeting is scheduled for February 8, 2020 7pm.

A motion to adjourn meeting was made by John Swindlehurst, seconded by Jeff Donovan. All present were in favor, none were opposed.