

Hello neighbors,

We wanted to give appreciation to everybody that attended and helped us discuss issues and ideas for our neighborhood. Below are the minutes from our annual meeting that was held at the beginning of March. There are several items to note from the meeting each item is listed below:

1. Shaina Vassau has been voted in as the new secretary, and will start her three-year term.
2. A motion was passed for a one time payment of \$200 due in June for a capital investment of the common areas.
3. Beginning in 2024 HOA dues will be due in January in full
4. We now have a Mill Creek Meadow Facebook page administered by Tammy and Tim Emineth
 - a. This is to share neighborhood news and events.
 - b. Negative, rude and disrespectful comments will not be tolerated.
5. We want to remind everyone to slow down and do not block the walkways with Summer right around the corner. The activity of the kids in the street greatly increases, and we want to ensure everyone is safe.
6. The bylaws and covenants will be enforced, letters will be mailed to those violating them.

Attendance		
Habich	Snider	Stanchuk
Rodoni	Jones	Rausch
Steffenson	Spagnoli	Emineth
Tollefson	Kurpius	
Dickenson	Vassau	
Bridgeman	Emineth	
Russell	Flink	

Welcome board/introductions
<ul style="list-style-type: none">● President– Austin Habich● Vice president – Brent Wundrow via conference call● Secretary. – Jodi Rodoni (term ending Shania Vassau voted in for 3-year term)● Treasure – Kelly Dickinson● Voting member – Amber Steffenson

Review of financials

- Monthly Expenses
 - Missoula electric
 - Mission
 - Septic electric bill
- Large Expenses
 - Possible issues with sewer
 - Snow plowing
- Balance - \$8246.49

Biggest expense is the septic

- DEQ permit \$4918
- Monitoring (yearly) \$1300

Snowplowing fees were up this year, moving from \$150 per plow to \$350 per plow.

- Try to be fiscally prudent and conservative; therefore, the roads were plowed less often. Plows came with a minimum of 3" of fresh snow.
- The Board solicits a minimum of three bids per year to ensure pricing is fair and competitive. We reevaluate our agreements every fall. Any recommendations for snowplowing companies is highly encouraged.
- It is recommended that homeowners put stakes around their property boundary so that roads will not be so narrow when the plow is being conscious of landscaping

Insurance for the common areas and board

- Getting bids to try to lower premiums as insurance is one of our larger costs every year.

Maintenance will be needed for roadways and possible walkways.

Motion for annual HOA due to be paid in full in January.

- Motion pass by majority.
- HOA dues remain \$550 per year and are now required to be paid in full in January.

Common Areas

- We are planning to burn the field closest to the entrance for the weeds. Last year's lawncare company couldn't mow low enough because of the rocks and debris in the field.
 - Board has spoken to Frenchtown fire, and if available they will be there for mitigation.
 - A burn permit will be acquired.
 - Notification will be given to neighbors with a set date/time of the burn.
- Will need volunteers to help remove rocks and debris from the common areas
- Plan to plant as many natural bushes and grass as possible

- Landscape the ditch along the common areas (rock)

Motion of capital investment for a one-time \$200 fee. The fee is per lot and due in June. The capital investment funds will be put in a separate bank account used only for upgrades/improvements

- Motion passed by majority.
- Capital investment invoices will be due in June.

Summer Activity

- The board will be working on a summer event(s)
 - Neighborhood barbecue
 - Possible date June 1
 - Volunteers welcome and needed

Update/Reminders regarding the subdivision

The board would like to govern by the spirit of law, not rule with a hammer. However, this year the covenants and bylaws will be more strictly enforced

- Trash cans must be placed in garage or cupboard. They cannot be visible from the road.
- Please do not block the walkways with your cars and be mindful not to park in the street, especially when snow on the ground because of the narrow roadways.
- Summer is coming no campers/trailers. ATVs can be stored on lots.
- Per the bylaws, landscaping is to be completed within one year. Expectation is all landscaping for current homes will be completed this year. If there are questions or concerns, please reference the bylaws.
- Any questions regarding the architect architectural process please call Nate
 - The Architectural Review Committee will be turned over to the HOA after the subdivision is completed.
- Regarding the ongoing neighborhood issue with people, not living in the neighborhood, riding fast through the neighborhood
 - The board has talk to an attorney and issued a letter to the party sent the week of March 6.
 - Reminder, if you see something say something! It is important to call the police and report it. The more complaints and information the sheriff's office has, the more likely something will be done.
- Suggestions for stop signs within the neighborhood. Board getting bids and county authorization

If there are any questions or concerns regarding the meeting, please call Austin Habich at 406.491.1820.