

Millhopper Forest Homeowner's Association, Inc.
Annual Meeting of the Members
January 19, 2021
Video Conference
6:00 PM

Minutes

Location

Video Conference

Call to Order

The meeting was called to order at 6:07 PM.

Attendance, Roll Call, Determination of Quorum

The roll was taken by sign-in sheet; proxies were certified. There were twenty-four (24) members present; eleven (11) in person and thirteen (13) via proxy. A quorum was not established. Representative present from Guardian Association Management was Kelly Burch.

Proof of Notice of the Meeting or Waiver of Notice:

Proof of notice of the meeting, a signed notarized affidavit that notice of the meeting was mailed to all Members of the Association, was presented and accepted by consensus.

Reading and Disposal of any Unapproved Minutes

N/A

Reports of Officers

N/A

Election of Directors

The 2021 Board of Directors was announced as Penny Bugos (2022), Tracy Connors (2022), Sig Freund (2022) and Gary Jones (2024).

Appointment of Nomination Committee

N/A

Unfinished Business

N/A

New Business

General Discussion: Gary noted that the front entrance and the sidewalk along Millhopper Road has been pressure washed. Additionally, the brick wall with the exception of the top of the wall had been soft washed. Phase 1 of the mailbox cleaning and painting had been done, uniform numbers had been applied to all mailboxes and all light poles had been cleaned. Gary asked Kelly to send a picture of the mailboxes that had been ordered so that he could purchase the appropriate size numbers for those boxes that would be replaced. He anticipated that Phase 2 of the project would begin in February or March. It was reported that the drainage structure in the street by Penny's home was clogged causing the street to flood when it rained. Jeremy found Cypress knees blocking the drain and was able to cut those out but found roots from a nearby Oak tree blocking the pipe further up the drain. Jeremy created a device that he believed would work to remove the roots, however, if it didn't work the Association would have to dig up the pipe through the roadway and it would likely be an expensive job. Jeremy also cleared out the east

and west drains at the entrances along Millhopper Road to help with the standing water. The Association was in good financial shape, there was no need to increase fees for 2021 during the budget process. Rita asked if the well that was in The Cottages ran any irrigation other than the retention pond that was located in The Cottages and what utilities were allocated to the "Utilities" line item. She also clarified that the management fee had been increased for 2021.

Adjournment

As business could not be conducted, the meeting was adjourned at 6:34 PM.

Respectfully submitted by Kelly Burch, Guardian Association Management