



**Mill Creek Run Homes Association  
Board Meeting Minutes  
July 27, 2022**

The Board met at 7:00 pm by the Clubhouse Pool with the following participants: Chris Gorup, Lonnie Miller, Mike Ternus, Bob Sorenson, and LeAnn Carl. Absent: Sue Ard and Tevin Jacutin.

The minutes of the June 22, 2022, meeting were approved as presented.

Insurance: 65% compliance. HA-KC is reviewing our notification/documentation process.

Social: Board BBQ to be held in early September to use up hamburgers and hot dogs from the June community social.

Architecture/Grounds/Maintenance:

- The Kansas Gas Service has completed their project.
- Electric vendor has completed repairs to the clubhouse light and lower playground light. One pole light remains to be repaired.
- Handyman has completed list of projects for repair to include painting of a garage door, pool gates and Clubhouse front door, repair of two gutters and removal of old Clubhouse front signage posts.
- Maintenance Contractors follow-up and new siding issues is pending.
- Bids for tree service is pending with expectations for completion in September. Estimated cost \$7,000-\$8,000.
- Gutter at W. 88<sup>th</sup> Terrace needs repair.
- Playground update proposed bid of \$1600.00 was presented which includes mulch, weed mat/pin and labor. Need prices for building slide platform which will be minimal. The Board approved the project.
- Lenexa City has been notified twice to repair the street sign at 88<sup>th</sup> St and Gallery.
- Waste Management accidentally broke a flowerpot on Carriage and contacted Chris to replace.
- There continues to be issues with timely big item pickup for residents. Chris to follow-up with our Waste Management contact.

Pool:

- Per Lenexa Fire Department:
  - Emergency call 911 signage with pool address has been completed and hung on the pool fence.
  - Pool gates have been repaired.

- The pool lip will need to be repaired before next pool season. Cost of repairs is pending for 2023 budget.
- Chemical costs are up but pool has had no issues with the intense summer heat.

Clubhouse: To date, the Clubhouse has been used 12 times, i.e., 10 rentals and 2 Board member usage with one rental remaining in November. Suggestion to advertise rental opportunities on the community FB page.

Treasurer's Report: The Board reviewed the June financials. Painting for one building put the June budget approximately \$11,000 over budget for the month. Originally the budget was for one building to be painted in May and the other in September. It was determined that by painting both buildings at the same time (May/June) was more efficient for vendor availability and less disruption for residents. Painting costs did increase approximately \$3,200 as the buildings painted have basements, so square footage for painting increased over previous buildings. Pool contract for daily care and chemicals is on track.

The meeting adjourned at 7:50 pm

Respectfully submitted,  
LeAnn Carl, Secretary