

Myers Mill Quarterly

The latest updates and announcements from the Myers Mill Board of Directors.

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Quarterly Updates

Myers Mill Communications will now provide a quarterly update for homeowners which will be posted in Ciranet for direct homeowner access. This will also be posted on the official and unofficial Facebook pages. Please email the board with any suggestions or questions you would like to be addressed moving forward. Please use "Newsletter" in the subject line. Open communication and transparency is a priority for the current board, so please make use of this opportunity to have your voice heard. the Myers Mill annual meeting is held each October in which BOD members are elected and committees provide read outs on accomplishments and goals for the upcoming year. Closed BOD meetings are held monthly, however, minutes as well as financials are posted in homeowner portals each month.

Nature Trail Repairs

As you may know the nature trail has collapsed near the McKayla entrance. Below are recent photos of the area. The BOD has approved Yellowstone to contract the repairs. The scope of work includes removal of fallen trees, draining the pond to a working status, installing a temporary check dam, backfilling with compactable fill (much more than the original proposal, roughly 20-25 loads), mobilization of a larger long arm excavator, removing the buildup that is currently blocking the existing drain pipe weir to allow for proper function, installation of 105-110 tons of rip rap, seeding to further stabilize the area, along with seeding of the disturbed area entering the entrance of the walking trail easement access point. The work is expected to begin by the end of July. We appreciate your patience on this matter. The board has been able to budget for the project without having to call for a special assessment or take out a loan. To prevent this from happening again we will include regular Weir maintenance in our landscaping contract. Additionally, the two retention ponds with the greatest need have been dredged and future work will be scheduled once the trail repairs are complete.



Activities Report

Thank you all who participated in the annual 4th of July parade! Again it was a great turn out! If you have not seen the Facebook Event for the upcoming Myers Mill Splash Bash Luau, August 7th, please check it out on the official or unofficial Facebook pages!

We hope everyone is taking full advantage of the food truck events! If you have not already, please join this Facebook group "Myers Mill Food Truck Calendar" to stay up to date on all trucks visiting the Mill.



Treasurer Report

Fiscal responsibility continues to be a priority for this board. A recent reserve study was completed which identifies long term repairs and maintenance that we will be facing over the next 25 years. It was found that our HOA is in desperate need to replenish our reserve funds in preparation of such upcoming expenses. The recent large projects such as emergency repairs to the pool and nature trail are just examples of what happens without proper planning, prevention, and maintenance. Our annual assessments are one of the lowest in the area and cannot be raised more than the allowed 5% without 70% approval of all homes, which is highly unlikely. With that said we will do our best to closely budget, explore new revenue options, and improve our financial situation for the future. According to most recent accounting reports our operating balance is \$137,366 and outstanding balances owed to the HOA totals \$62, 889.

Policy Changes

In hopes of increasing consistency and accommodating our current homeowners the following policies have been proposed and those approved can be found in your homeowner's portal.

- Pool access is allowed for homeowners on an approved payment plan with outstanding balances.
- Pre-COVID regulations have been reinstated for pool operations.
- A new resolution has been created to guide homeowners wanting to upgrade fencing.
- A new foreclosure resolution is currently being reviewed by our attorneys before implementation.
- The board is exploring options for homeowner parking rental in the pool parking lot to help generate revenue and reduce street parking.

Reminders and Updates

Here is a glimpse at some important reminders and updates for our community.

- The boarded up window on Whitlow has been replaced!
- Thank you to all our community members who have come together to mow lawns, pick up and take out trash, and help our fellow neighbors in need.
- When renting the pavilion please move your vehicles to the parking unless actively loading or unloading.
- Please be responsible pet owners. Animals should not be left outside in the heat and all owners must pick up any poop left behind on walks.
- Budgeting for 2022 will begin soon.
- The annual meeting is held in October and we hope to increase our attendance this year.