



Mill Creek Community Association  
Board Meeting Minutes – February 17, 2014  
Salado Public Library

**IN ATTENDANCE:** Bobbette Bell, Hans Fields, Becky Lea, Ben Maquinalez, Letta Meinen, Ann Moore, and Maurine Nathanson . Guests: Mayor Danney McCort, Alderman Fred Brown, and Larry Sands

**WELCOME:** Hans Fields called the meeting to order at 5:30 p.m.

**HOUSING PROJECTS:** The Aldermen, Mayor, and Larry Sands discussed the proposed housing project (agenda item under New Business), Hidden Glen, that was recently approved by the city council. If built, it will be located at the northeast corner of Mary St. and Vanessa St. That area is currently in the ETJ, but will be annexed if built. The project is currently waiting for approval for a grant of \$500,000 in tax credits. Hidden Springs would be a gated community with 55 rental units for seniors. In order to qualify to rent a unit the tenant must be 62 years of age or older and have a maximum annual taxable income of \$32,000 or less. It is not section 8 housing, but low rent housing for seniors. Mayor McCort had pictures and examples of the complex and described the project. Units would be constructed of limestone and Hardieplank, with copper accents. There would be an exercise room, computer room, swimming pool, and walking trails. The Aldermen talked about the benefits to the community such as: increased property taxes for the village and Salado ISD, and a sales tax revenue increase for the area. Besides the council, the project has the support of Rep. Jimmy Don Aycock, the Salado Chamber of Commerce, and the Salado Tourism Office. The group was not asking anything from our association, but wanted the board to be aware of the project, so they could describe it accurately to others in the neighborhood.

**MINUTES:** Letta Meinen moved to approve the minutes as emailed. It was seconded by Becky Lea and passed.

**FINANCIAL REPORT:** The Financial Report prepared by Curtis Strong was presented by Ann Moore. It reflects a balance of \$11,565.03, as of January 31, 2014. Ann Moore moved that the financial report be approved. It was seconded by Maurine Nathanson and passed.

**COMMITTEES:**

**Membership:** Ann Moore presented a list of 2014 MCCA Members, totally 97 families. The data has name, address, phone, and email address for each member and was compiled using Curt Strong's list of 2014 paid members, the work by Sarah Komm and Letta Meinen, and the recently returned membership forms. Ann also had a list of 2013 members who have not renewed for 2014. Hans Fields said he would write a letter to be sent to the former members asking them to rejoin. He will pass it by the board for comments before sending. Bobbette Bell informed us she had been paying the monthly fee for the MCCA website. We all agreed that Bobbette should be added to the membership list. Hans Fields suggested we set up a table outside Brookshire Brothers to get more members. That lead to a discussion as to whether Salado residents outside of Mill Creek can be members. Becky Lea suggested we review the by-laws at the next meeting.

**Newsletter:** Letta Meinen has started the next newsletter in preparation for turning it over to someone new. She has information and pictures from the annual meeting in December.

**Beautification:** Maurine Nathanson said the trash in the area seems to be getting worse. She suggested putting something in the newsletter about maintaining our property values. Maybe we could have a cleanup day or perhaps people could take a plastic bag with them when they walk and pick up trash along the walkways. Maurine also said the area around the Mill Creek entrance sign looks very bad. She suggested having someone power wash the sign and trim or plant new bushes. Hans Fields said he would get the volunteer clean up group to clean the sign and surrounding area. If new plants are needed, low maintenance plants were recommended.

**Publicity/Website:** Bobbette Bell said she would put anything on the website that we wanted. The MCCA By-laws which are on there are current.

**Covenants:** Hans Fields will get with Jim Walls and find out the status.

**Social:** The Salado Golf Club will have a Grand Opening BBQ for Mill Creek residents when the new clubhouse is completed, probably some time in April. Letta Meinen suggested that we support and work with them on the event. We could support them with funding and provide advertisement in our newsletter. This could be our spring event. Besides BBQ, tours of the clubhouse would be available, and the different membership types would be explained. We could set up a table for memberships. Letta will find out more and report back next month.

#### **OLD BUSINESS:**

- **Creek Cleanup** - The permit has been obtained and Golf Club will be cleaning up the creek soon.

#### **NEW BUSINESS:**

- **Telephone/Email Communication System** - Maurine Nathanson described a system for communicating between residents used by her daughter's subdivision in Fort Worth. Everyone agreed it would be wonderful to have something like that for our community. It could be used for emergency or for information sharing and awareness purposes.
- **Guests as Board Meeting** - Becky Lea suggested that when visitors attend our board meeting we should allow them to speak before beginning the actual meeting. Then they can leave before we conduct business. Everyone agreed with her recommendation.

With no further business, the meeting was adjourned at 7:00 p.m.

The next meeting will be on Thursday, March 13, 2014, at 5:30pm, at the Salado Public Library.  
Respectively submitted by:

*Ann Moore*

MCCA Secretary  
2-25-2014