

Leigh Wion called the meeting at 7:06 and introduced the Board members. David Golladay will rotate off the Board at the end of this meeting; Leigh Wion, Ben Whitmer, and Rob Finley will stay, with Leigh as President. There is a need for additional Board members and any interested homeowners should contact a Board member.

Ben Whitmer gave the Treasurer's report. Highlights include

- There was a loss of \$2700 in 2017, primarily due to wind damage to trees.
  - Expected loss in 2018 is \$750.
  - The Board moved some duties of the more expensive accountant to the office manager to reduce management expenses.
  - We have about \$90,859 in the HOA savings account
- Q & A: What is the surplus for? Future sidewalk improvement on Mill Creek.  
Q & A: What type of road improvement will be going on this year. The tar and gravel type (due to the limited amount of road use), done by the State.  
Q & A: Are we still getting payment from the previous treasurer? Yes, \$220/month, and about \$57,000 is still owed.

Leigh Wion listed the accomplishments of the year:

- Reduction in management costs by shifting duties to Carmen (Office Mgr.).
- Disclosure packet fee adjustment from \$55 to \$60.
- Mailbox project: Of the 80 mailboxes that needed attention, only 15 owners did not respond.  
Q & A: Is there still paint available? Yes, and we can get more.
- Community yard sale, which was very easy and a success.
- Website updates to make it more useful and included adding a fillable pdf for tree removal requests  
Q & A: General comments and discussion about social media, other lists, etc.
- Workflow sheets created for keeping track of requests, issues, responses.
- Sought input from homeowners on trail development.

Naomi Aitken gave a report of the Architectural Review Committee. Members are Naomi Aitken, Rob Finley, and Jim Aitken. There should be one new member added.

- Tree Removal: There were 12 trees removal requests approved. Note that we want homeowners to be safe, and so removal of trees that have aged out or are leaning are generally approved (this does not include those removed from common land).  
Q & A: What about dead trees? It is okay to remove those without application.
- Upgrades to Exterior: There were 14 approved projects (fences, windows, driveways).
- We have adopted guidelines for solar panels as there was nothing already written for questions/requests for installation of the panels.

Leigh Wion gave a report about the Common Grounds.

- Some areas are mowed by a service.
- Removal of trees that fall from common area to residence is paid for by HOA.

- We have created a service schedule to streamline everything.  
Q & A: General about road/path between Mill Creek and Reynovia.

Rob Finley gave the report (with slides) on the trail development (see slides), and there were many questions and comments: Highlights include the following:

- It requires 2/3 of homeowners to approve giving the easement to the County for the development.
- There are two blocks of private land that are landlocked between our area and Biscuit Run.
- We are talking about a greenway, rather than just a trail. A greenway would be 8-10 ft. and a trail might be only ~3 ft.

Q & A: Will ATV's and/or hunting be allowed? Only on private land.

Q & A: Were the 11 opposed, those who would be most impacted? Not known.

Q & A: Will there be formal access from neighborhood to trail? Unknown now.

Q & A: Past land plats show Mill Creek owned the easement behind Fox Croft but is now unclear. Research would have to be done.

Comment from Dan (on Gristmill): He was opposed at first, but now would favor the development of a more formal trail because of many positive outcomes: home value goes up, asset for our neighborhood, easier to walk to 5<sup>th</sup> Street Station on a trail; connection to other trails and bikeways.

Rick Randolph (County Supervisor) shared information from a document that is on the website and other comments.

- A VDOT report looked at 3 options for road access to Biscuit Run. The best seems to be a roundabout where 20 intersects with Avon Extended.
- County now has Biscuit Run.
- HOA can determine access from our subdivision to the trail.
- Many undeveloped parks owned by County.
- Growth area is underserved and Biscuit Run can meet all types of needs.
- County does not have money for all of the possible improvements, so there would need to be a referendum. There are also education needs that could crowd out the money for trails and other kinds of improvements. We, as voters, determine what is important.
- Studies are happening and will lead to results.

Final questions and comments

- Doggie station problem is known and being dealt with
- Susan Shaw reported that there is a PRISM Class on invasive plants that might be of interest (May 15, 2018, 6:30 - 8:30 p.m., Albemarle High School, Room 118, \$20, registration <http://blueridgeprism.org/> )
- Comment on the need for a communication forum for our website.

Leigh adjourned the meeting at 8:25.