

Mill Creek HOA
Board Meeting Agenda
Tuesday, August 16, 2022 7:00 pm
via Zoom

Present: Robert Finley, Jim Aitken, Dan Heuchert, Adele Plunkett, Anne Golladay,
Naomi Aitken, Blair Carter, Jorge Giovannini

1. Convene 7:04
2. Approval of Minutes – *deferred until next time* ([link here](#))
3. Treasurer's Report
 - a. *We have the estimate for the picnic, within budget*
 - b. *Tree expenses are coming (we have \$7741 left for trees, and \$400 in general cleanup and maintenance).*
 - c. *\$1154 behind on dues (packet money is now on a separate line). Rob will contact Carmen to find out about dues.*
4. Committee Reports
 - a. Architectural Review (Naomi)
 - i. *Jorge, Blair, Naomi have visited various neighbors*
 - ii. *fence at 153 Spring Mountain; update landscaping at 1348 Gristmill; door and gutter replacement at 143 Mill Creek Drive; Solar panels for 113 Mill creek drive (rooftop, back of roof, in plane of roof); request for Naomi (last name) replacement deck*
 - iii. *Bike shed on Gristmill Dr., request passed the 30 day limit, so it's approved*
 - b. Common Grounds (Dan)
 - i. *Tree contractor is Arborculture and Landscaping; Dan has W9 and insurance information. Will be at the end of August or first of September.*
 - ii. *All 6 jobs together, leaving the tree behind Tim D. house (137 Mill Creek Dr), will be \$8000 total. Removing that tree will be \$9782. Tim D. does not want to cover the cost of removing, so he asks if HOA can cover the*

cost. Board discussed this at length, and agreed to offer to share the cost of 50%.

iii. Consider that trees will be removed from the pond behind Tim S. house.

iv. Should we take a more systematic approach to cleanup in the common areas? That might require a raise in dues over time. This should be explained to neighbors at the end of a year in order to raise dues the following year.

v. We could consider using reserves for this, if we do so specifically. We have about \$100,000, with \$20,000 set aside for a sidewalk.

c. Nature Committee

i. We met last week, walked near the pond from Southern Parkway. A group of neighbors has the vision to have a path from Southern Parkway to Mill Creek Drive, along the west side of the pond. Idea is for something like a wood chip type trail.

ii. We would need approval from all homeowners near that path.

iii. Also discussed common area maintenance projects (removal of invasive species, ivy, etc). They are aware of the current common area budget crunch.

iv. They would be receptive to organizing to clean up the common area. Caroline Wade was going to reach out to someone from Clifton Institute for advice.

v. Idea to tag natives and invasives on common areas, so that neighbors can identify these kinds of plants. Board agrees with this idea.

5. Office Manager's Report

a. Status of Dues

6. New Business

a. Update on picnic

i. No dogs

ii. Some clarifications about the flier were shared with Anne.

- iii. *Board has received the spreadsheet showing the expenses (for 200 people). It is within budget.*
 - iv. *We will need a truck to get chairs, etc.*
 - b. *Major maintenance items: dead trees, outside paint*
 - i. *1274 Timberbranch has a dead tree. Owner was notified one year ago, and ignored. Propose to have Carmen send a certified letter to the owner.*
 - ii. *A complaint against painting on a Graystone house .*
 - iii. *A house at the top of Gristmill Drive has the south facing side with boards all showing through.*
 - iv. *1279 Timberbranch is in disrepair; a letter will be sent to the owner (this is a rental).*
 - v. *Covenants and bylaws clearly state that the homeowners are responsible for the outside maintenance. There is nothing about a fine, but the HOA board can do the work, and then bill the owner. Owner has to be notified by certified mail.*
 - vi. *Could the HOA board members make a personal visit to discuss with the homeowners?*
 - c. *Homeowner issues/comments/concerns*
 - i. *Community manager from Reynovia contacted the board to say that drainage is coming from Mill Creek common ground into their home owners. He will reach out to the county. ARC or common ground committee should try to go look at this (contact the Mill Creek homeowner for permission). If it's an intended drainage way, this is not our issue.*
 - ii. *Homeowners' trees blocking the sidewalk on Mill Creek Drive. Carmen was going to send a letter (from Rob, as described in last meeting minutes). Need to follow up to check if this letter was sent.*
 - 1. *Check which specific homes these are.*

iii. Downed trees as a burn hazard? Dept of Forestry said letting them lay where they fall is fine. However homeowners want safety.

1. Neighbors can send a written report to the HOA .

iv. Swimming pool agreement with Reynovia or Foxcroft?

1. Homeowners would be welcome to reach out to the neighboring HOAs , offer to pay dues, etc. It will not be handled by the HOA board.

7. Next Board Meeting

a. Proposed: Tuesday September 13 *agreed*

b. *Adele can set up the zoom link*

8. Adjournment 8:19 pm