

Mill Creek HOA
Board Meeting Agenda
Tuesday, June 14, 2022 7:00 pm
by Zoom

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

1. Convene **7:02**
2. Approval of Minutes: see Adele's email of May 18, 2022 8:09 pm [with link](#)
 - a. *Passed*
3. Treasurer's Report
 - a. *Jim circulated this in advance. We can overspend the budget if needed for trees. We're only 5 months in, and certain lines vary throughout the year.*
4. Committee Reports
 - a. Architectural Review
 - i. *Naomi: Visits requested for 4 homes: 1476 Graystone, new owner putting in a fence; 83 Mill Creek Court, with mature trees and overgrown plantings, agreed for some to be removed; 1366 Gristmill, massive trees that needed to be removed; reschedule at 1348 Gristmill, updating some hardscape.*
 - b. Common Grounds
 - i. *Dan: working on getting 3 estimates. Will continue the following week with phone calls, emails have not been answered.*
 - ii. *A call from a neighbor who may be moving, wants to know if some trees should be removed.*
 - iii. *Blair: the bushes in front of the MC sign are covering the sign. Can she go and cut them back? Yes, be careful of poison ivy.*
5. Office Manager's Report
 - a. Status of Dues
 - i. *Carmen:*

6. New Business

a. Potential for a Nature Committee

i. invasives

ii. common land monitoring (pond, Biscuit Run)

1. *Along Mill Creek walkway, a letter gets sent to homeowners reminding them to clear the path, and haul away. Rob will send another letter soon.*

2. *Upper end of Mill Creek walkway is not ours, it belongs to Creekside or Village Homes. We should not cut that.*

iii. dealing with cut debris

1. *First step: Joyce will find out about the management company (responsibility of the owner). Rob will write a letter saying that it needs to be cut, because it's a sight-line problem in the road, and also invasive.*

iv. path along the pond?

1. *Any path on common ground would need close dialog with the homeowners*

v. Proposed project: make a documentation about locations of sensitive areas with wildflowers

1. *This would then be shared with the county to keep them accountable when they begin work.*

2. *Could also be shared with neighbors so that they can go explore the area.*

b. Comments on Easement draft: Blair, Anne, and Rob

i. *considering a line in the easement that they would repair anything they damage*

ii. *Rob is in touch with Tim Padalino about County progress.*

iii. *Pending to go down to easement and put up HOA signs.*

c. Homeowner issues/comments/concerns

i. New mailbox at 1231 Gristmill Drive (I think), in case we need a contact for that.

ii. Note, don't trust the Sherwin Williams reference for paint colors.

7. Next Board Meeting

a. proposed: have a summer break, either July or August?

i. Skip July

ii. Next meeting August.

8. Adjournment 7:50 pm