

Mill Creek HOA
Board Meeting Agenda
Tuesday, September 13, 2022 7:00 pm
via Zoom

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

1. Convene 7:04
2. Approval of Minutes - See Adele's email of August 16 – *approved*
 - a. [W](#) HOA Agenda_Board_August 16_2022 WITH MINUTES.docx
 - b. [W](#) HOA Agenda_Board_June 14_2022 WITH MINUTES.docx
3. Treasurer's Report
 - a. *Jim shared an update*
 - b. *It appears that we double paid the 5-year renewal of the HOA webpage domain fees (\$431 appears to have been charged as \$215 twice). Looking into whether this can be applied for 10 years total, or whether we get a refund.*
 - c. *No other updates on revenue (dues, packets)*
 - d. *Any need for change on the budget at this point?*
 - i. *Jim recommends keeping \$75,000 in the bank (\$50,000 in reserve for the sidewalk , plus one year's budget which is approximately \$25,000) .*
 - ii. *We currently have \$102,000 in the bank.*
 - iii. *We budgeted a deficit this year in order to do tree work.*
 - iv. *In October, we could consider how much we prefer to have in savings.*
 - v. *Board can raise the dues 10% without neighbor approval.*
 - e. *Good idea to socialize the idea of raising dues with specific goals of widening the sidewalk and taking care of the common area.*
4. Committee Reports
 - a. Architectural Review (Naomi)

1. *153 Spring Mountain Court , privacy fence*
2. *1321 Timberbranch, replacement deck*
3. *1339 Gristmill, new windows*
4. *New request for tree removal will be looked at soon.*

b. *Common Grounds (Jim on behalf of Dan)*

- i. *Dan sent an update email about the tree company doing work soon*
- ii. *They will drop the tree that was in question behind a house . Homeowner did not want to pay half.*
- iii. *We do not generally “clean up” common areas, we take down trees when they are dangerous. In the case of the tree root balls in the pond, we were protecting the pond from silting up much more than it already has.*

c. *Nature Committee (Caroline)*

- i. *NNC suggested starting to clean up the common areas in a few “pilot” areas, and see how the neighbors like dedicating time and resources to these. We would start by using volunteer work. Will advertise soon for a work day.*
- ii. *Caroline had sent out an email , including a map of common areas, and a suggested letter to homeowners along the proposed trail between Southern Parkway and Mill Creek.*
- iii. *Plan to print a blown up version of the map in order to show it at the picnic.*
- iv. *Joyce and Blair will try to set up a table specific to nature committee topics at the picnic.*
- v. *The next NNC meeting is October 20.*
- vi. *M. Norwood from the Clifton Institute will come sometime to talk about invasives.*
- vii. *An idea to have a sign-up sheet through which neighbors can inquire about invasives on their property. “Would you be interested in...”*

5. *Office Manager’s Report (No report from Carmen)*

- a. Status of Dues

6. New Business

- a. Update on picnic (*Anne*)

- i. *Another band is scheduled!*

- b. Outside maintenance issues (*Rob*)

- i. *A few houses are in need of paint.*

- ii. *Tree on Timberbranch that encroaches on the road.*

- iii. *Do we send certified letters in these cases? There seems to be no mechanism to enforce that.*

- 1. *Can a lien be put on the property?*

- 2. *In case of a dead tree, HOA can go on the property to do the work and bill the homeowner.*

- 3. *Blair suggests that we contact the homeowners in a friendly “we want to help” tone.*

- 4. *Caroline suggests a form letter to say that we’re inspecting homes and identified a few issues.*

- c. Homeowner issues/comments/concerns

- i. *Naomi will go to get more mailbox paint, Mill Creek covers the cost.*

- ii. *Does anyone know someone who can make our mailboxes?*

- 1. *Jorge built one himself, it took a whole day*

- 2. *He considered cutting some more boards*

- 3. *Rob considered buying materials and building a few together, having them available when someone needs one.*

7. Next Board Meeting

- a. Proposed: Tuesday, October 18, 7:30 pm

8. Adjournment 8:00