

Mill Creek HOA  
Board Meeting Agenda  
Tuesday, April 11, 2023 7:30 pm  
via Zoom

Adele Plunkett, Jim Aitken, Naomi Aitken, Robert Finley, Dan Heuchert, Neal Grandy, Anne Golladay, Caroline Wade, Blair Carter, Carmen Trimble

1. Convene 7:33
2. Approval of March Minutes (*approved*)
3. Treasurer's Report (annual meeting plan) *Jim*
  - a. *Treasurer report is being processed but accountants are busy this month*
  - b. *\$107k in bank, 79.5k in checking, balance in savings*
  - c. *This month we spent \$124 for "Doody Calls", small amount for electricity*
  - d. *Some dues came in*
  - e. *Jim will put together a summary for annual meeting*
4. Committee Reports
  - a. Architectural Review (annual meeting plan) *Naomi*
    - i. *One inquiry about mailbox (had fallen and they fixed it)*
    - ii. *One inquiry about paint*
    - iii. *One foreclosure sale – new owners want to take some trees down*
    - iv. *One meeting about landscaping*
    - v. *Responded to a homeowner interested in bees, Homeowner was told that bees are considered animals and those are not allowed in Mill Creek. Rob has since provided Naomi with information from the county about requirements (but this was not sent to the homeowner). Neal notes that there is precedent of a property that had bees previously.*
  - b. Common Grounds. (annual meeting plan) *Dan*
    - i. *Nothing new to report this month*

- ii. *Need to get rid of pile of trimmed brush on Mill Creek Drive - Neal ran into B. Lambert, offered to haul it to the dump if someone goes along to help.*
- iii. *Jim says there may be multiple piles of debris that need to be picked up? Caroline comments on a few others (Spring Mountain with Gristmill Rd; a few other piles close to the pond from previous work days). Are more piles coming?*
- iv. *Money has been appropriated for this kind of debris removal.*
- v. *Last workday was March 26, 3 people worked. No large pile of brush.*

#### 5. Office Assistant's Report

- a. Status of Dues
  - i. *No report at the moment*
- b. Ballots received/due April 17th
  - i. *Naomi reports that there are >30 ballots. Carmen reports that some ballots came by email. 20% is needed for the quorum.*
  - ii. *There is some discussion about what would happen in the case that the slate is not approved by a majority of votes.*
  - iii. *Jim asks Carmen if she can send an update on ballots in coming week.*

#### 6. Old Business

- a. Homeowner comments on common areas and trails (no action will be taken by the Board; this continues the receipt of comments ["listening session"] from the March meeting; a halt to any trail building remains in effect)
  - i. *After annual meeting, continue discussions.*
  - ii. *No trail building plans. Many new downed trees behind Mill Creek Court, so no alternative to get to Copperstone. No space between properties and creek to get to Mill Creek Drive.*
  - iii. *There is a huge pile of brush blocking access between T. Shepherd and neighbor's house. T. Shepherd agreed to cut a path through this at the last meeting.*

*iv. Caroline posed a suggestion about possibly not offering an easement of Mill Creek common area in Biscuit Run road.*

- 1. There is a VDOT access from Trail Hub behind Starbucks over to Old Lynchburg Road. There is construction already beginning in the Trail Hub area (with a sign).*
- 2. Consider whether we should limit the access to our property in order to protect the wildlife there.*
- 3. Neal asked the status of Foxcroft in the easement issue. Mill Creek HOA refuses to sign an easement without the agreement of Foxcroft.*
- 4. The discussion of the easement will be on the agenda of the next Board meeting.*

## 7. New Business

- a. Plans for Annual Meeting agenda
  - i. Tim Padalino will present Biscuit Run Park update*
  - ii. How to handle the discussion of common area: What is the guidance to homeowners for accessing and using common area? Rob can create a statement that will address this issue (summarizing bylaws).*
  - iii. No additional trailbuilding is taking place surrounding the drainage retention pond, and between Copperstone, Spring Mountain, and Southern Parkway.*
  - iv. Board should report on the status of the Nature Committee. Also can report on the procedure being done about the herbicides, maintenance, etc.*
- b. Further announcement of annual meeting
- c. Other new business: There was some discussion of cut-through traffic from Peabody School and nearby businesses. A county transportation official, in an email to Caroline, said this practice was actually required by Peabody's special-use permit to discourage long backups at Southern Parkway's intersection with Avon Street Extended.

## 8. Next Board Meeting

- a. Proposed: Tuesday, May 16, 2023, 7:30 pm

## 9. Adjournment