

Mill Creek HOA
Board Meeting Agenda
Tuesday, May 9, 2023 7:30 pm
via Zoom

Present: Anne Golladay, Adele Plunkett, Rob Finley, Carol Cutler, Jim Aitken, Naomi Aitken, Neal Grandy, Nancy DeWitt, Dan Heuchert, Carmen Trimble, Tim Shephard, Blair Carter

1. Convene 7:33
2. Approval of April Minutes
 - a. *Adele made a few updates based on Naomi's comments*
 - b. *Approved*
3. Treasurer's Report (Jim)
 - a. *Other than the dog stations and mowing, we have not spent much money.*
4. Committee Reports
 - a. Architectural Review (Naomi)
 - i. *88 Mill Creek Court - tree removal*
 - ii. *50 Stone Mill Court – fence*
 - iii. *2 houses were for sale, needed disclosure packets*
 - iv. *Brief discussion about Real Estate signs, which are not allowed in the covenants. If seen, neighbors can report them to the HOA board and someone will call the realtor.*
 - b. Common Grounds (Dan)
 - i. *Nothing to report*
 - c. Nature
 - i. *Caroline sent planning timeline and accountability framework for tracking country progress*
 - ii. *Interest in the traffic issue*
 - iii. *Piles of brush and debris – need to be removed.*

1. *Brian Lambert and Neal Grandy took the pile that was on Mill Creek Drive to the Dump*
2. *Jim: Caroline was authorized to contract with Davis to remove debris piles from the common area. She had contacted them to meet last week, and they didn't arrive.*
3. *Perhaps this kind of debris pickup should be done semi-annually.*
4. *Neighbor asks if we could coordinate a debris pickup for homeowners – this was not favored by the HOA board, since we would be subsidizing work for some neighbors but not all. Others note that trash companies will take debris in trash bins or if tied with twine.*

5. Office Assistant's Report (Carmen)

a. Status of Dues

- i. *4 homeowners have settled recently.*
- ii. *9 homeowners are overdue for 2023.*
- iii. *2 homeowners remain greatly in arrears over 4 years. Carmen searching for better addresses to get in touch.*

6. Old Business

a. Any follow up to annual meeting

- i. *Traffic from Peabody School and Stony Ridge.*
 1. *Development is occurring without the correct traffic infrastructure in place.*
 2. *Speed monitor system was set up on Gristmill Drive, but this seems to be an ineffective location. Naomi can call the phone number on the back of the speed monitoring to get more information.*
 3. *Remarks to be sent from N. Dewitt via Carmen*
 - a. *Changes to Gristmill Dr with stripes would not be welcome.*
 - b. *Suggest that the board communicate the value of better infrastructure (traffic circle) at the top of Mill Creek Drive*

so that this can be prioritized with the Board of Supervisors. Meeting expected in May. N. Dewitt will inquire about when this meeting will be held (first or third Wednesday of the month). Rob will draft a letter that can be sent by the end of the week.

- c. Planning commission designated this area as a high growth area and tried to promote businesses here, with the intention of Southern Parkway being their main access. Someone needs to remind them of this... Could HOA speak to the businesses about this? C. Cutler volunteers to get the addresses of those businesses. Dan offers to draft a letter.*
- d. Suggest to coordinate with Foxcroft and businesses along Southern Parkway to enlist them to put pressure on prioritizing the roundabout. Focus on this for next year.*

7. New Business

- a. Discussion of VDOT Trail Hub meeting and update from those who attended
 - i. Naomi sent handouts*
 - ii. At least a dozen (or more) residents from Mill Creek went to the meeting*
- b. Feedback to provide by May 15 deadline
 - i. There are handouts requesting input to VDOT, but this does not seem to apply to us.*
 - ii. We could consider drafting a letter from MC HOA that encourages the VDOT to consider the Biscuit Run connector trail adjacent.*
- c. Discussion of LPDA trail concept plan
 - i. Rob had an extensive conversation with Tim Padalino.*
 - ii. Rob sent a three panel handout to Carmen, asked to post on website. "Concept Plan".*
 - iii. The 90-foot wide property at Southern Parkway is state VDOT right of way (not Mill Creek or Foxcroft).*

- iv. *Focus on healthy creek, healthy restoration in the easement. In our easement, we need to make sure any access to creek is safe and very intentional.*
- v. *Naomi suggests meeting with the county and company developing these plans.*
- vi. *MC HOA doesn't want infrastructure that encourages people to stop and linger in our easement land.*
- vii. *Blair commented that she looked at easement language, and there's too much leeway.*
- viii. *There is a 1-year, revocable easement (Willoughby) with the Rivanna Trail Foundation. That is a much more rugged trail.*
- ix. *Delegation of Rob, Naomi, Adele, Neal to meet with the county to stipulate the issues that need to be defined in the easement agreement. Blair will review all the language in any eventual documentation.*
 - 1. *our positions have not changed since previous discussions*
 - 2. *easement should only be granted if the greenway goes all the way from 5th street connector to park.*
 - 3. *current easement says "we have no remedy at law" – this means we cannot pull county into money damages*
- x. *<https://www.cvilnatureplay.com/> is a company that advertises access to Biscuit Run by Mill Creek.*
- xi. *Need to find language to put into the easement that major access cannot be provided through the Southern Parkway VDOT right of way.*
- xii. *HOA needs to put on a future agenda a discussion of a practical way to address access to our land before we come to an agreement about the easement.*
 - 1. *Insurance and liability – Blair can look at this in the meantime. Also look at State Law provision that if we don't charge admission, then we're not responsible.*

2. *Maintenance*

3. *Access*

xiii. N. Grandy also offers to help, Rob will send a copy of easement draft. C. Cutler also expressed interest.

8. **Next Board Meeting**

a. Action items were reiterated.

b. Proposed: Tuesday, June 13, 2023, 7:30 pm

i. A meeting could be held as needed if we need to address something about the easement prior to that date.

9. **Adjournment 8:55**

a. Officers for interim time period will stay the same as they are, and next meeting will be finalized.