

Mill Creek HOA  
Board Meeting Agenda  
Tuesday, August 22, 2023, 7:30 pm  
via Zoom

**Present:** Anne Golladay, Adele Plunkett, Rob Finley, Jim Aitken, Dan Heuchert, Carmen Trimble, Blair Carter; **Non-board homeowners:** Larry, Ro, Helen M., Addeanne, Tim S. (a few joined late)

1) Convene 7:34

2) Approval of July Minutes

*Moved to adopt.*

3) Treasurer's Report

- *Spent \$3500 on trees*
- *Accounting for Wills & Associates has been caught up.*
- *Carmen is caught up as well.*
- *Allocation to the nature committee has been barely used.*
- *Postage & delivery is over the annual allocation, but only by \$25*
- *Overall, the current budget looks good.*
- *If any homeowner wants to see the financials, email [treasurer@millcreekclassic.org](mailto:treasurer@millcreekclassic.org)*

4) Committee Reports

a) Architectural Review (sent via Email by Naomi)

- *ARC has added a new member*
- *Lisa N. lives on Graystone.*
- *I have inquiries out to 2 others and am hoping to hear back from them soon.*
- *No new ARC requests although there has been at least 1 family cutting down trees [ that actually fell down].*
- *I have heard from the new owners of 1225 Copperstone who will move in the end of this month as they plan to put a fence up in the back yard.*

b) Common Grounds (Dan)

- *Trees on Graystone were cut down.*
- *Discussing with nearest homeowner about remains to be cut up and moved to woods*
- *Dan reports that this company has been a very good company to work with.*

c) Nature (no report)

5) Office Assistant's Report (Carmen)

- *Status of Dues - Carmen reports that 2 more dues came in, 2 more left for this year.*
- *Filed with Department of Professional and Occupational Regulation (DPOR)*
- *The “Disclosure packet” is now called “Resale Certificate” (see: [https://www.dpor.virginia.gov/CIC-Board/Disclosure\\_Notices](https://www.dpor.virginia.gov/CIC-Board/Disclosure_Notices)) , now a standardized form that Carmen has adopted for any new homeowners.*
- *Note that next year’s dues should be decided in our October meeting, in case of an increase that needs to be reported with 30 days notice before increasing dues. The Board can increase dues by 10% each year without owner input or vote. So, Board will discuss this in October.*

6) Old Business

- Discussion of meeting with County on Biscuit Run easement status

*Committee (Rob, Adele, Naomi, Neal) met with Tim Padalino and others at the County office.*

*In Easement text, changed “may” to “must” in terms of enforcing certain rules.*

*They left in (for now) timing provisions about Foxcroft and construction.*

*Soft opening of the park not likely until 2024 (slight delay as previously estimated).*

*Park to be open from 7 am to dark – following county park standards.. The trail “greenway” from 5th Street Station to the Park and Southwood was suggested by the county to have more ample opening times, but our HOA board doesn’t agree with keeping it open until 11 pm.*

*Survey planned (by the county) for the VDOT right of way at the end of Southern Parkway to better define boundaries.*

*No additional progress reported between the County and Foxcroft. We have made it clear that we won’t go ahead with any easement without a comparable agreement with Foxcroft.*

*The county has accepted all of our recent specifications. We’ll continue to negotiate to the point where it’s acceptable to us, but won’t allow the county to leverage this against Foxcroft.*

*Concerns: Spring Mountain Road, would parking be an issue? We did raise this issue. Just as for Foxcroft, we also requested appropriate “no parking” signs on Gristmill and adjacent streets.*

*The County did resolve a similar issue with Mill Creek South.*

*Are neighbors who adjoin the VDOT ROW aware of this? County will send out information to the homeowners adjacent to the ROW before the survey is done (expected in September). Also, the neighbors are concerned about the landscaping in that area.*

*Blair has some comments about specific wording. Will send them to the HOA board, and then forward to County.*

*Stream is not part of the easement. Wording should be given to allow stream restoration in our property with permission.*

- Planning for HOA Picnic (Anne)

*Date: October 21 (Saturday). Rain date is October 22 (Sunday)*

*In good shape! Face painter, food, etc.*

*Band sent a list of requirements.*

- Status of signs for Biscuit Run trail on common land

*Move forward with signage: [Possible sign available here.](#) "Private Property: All Persons Using This Property Do So At Their Own Risk"*

*Jim to purchase 5 after this meeting. \$20.35 each when buying 5+*

7) New Business

8) Next Board Meeting

- Proposed: Tuesday, September 19, 2023, 7:30 pm

9) Adjournment