

Mill Creek HOA  
Board Meeting  
Tuesday, January 18, 2022 7:30 pm  
via Zoom

Present: Robert Finley, Jim Aitken, Naomi Aitken, Dan Heuchert, Adele Plunkett,  
Carmen Trimble

1. Convene 7:33 pm
2. Approval of Minutes

November 16 minutes approved

*October minutes deferred, Rob will look for these and send to Carmen*

3. Treasurer's Report

*Jim has sent the treasurer's report by email*

*Tree work seems to be the main issue, still enough cash in the bank*

4. Committee Reports

- a. Architectural Review

- *People generally taking trees down this time of year*
- *One pending request (Bryan Ct trees)*
- *Generally little activity since we last met*
- *Should we encourage people to replace trees when they take down trees?*
  - *Board plans to prepare a handout (Rob lead) with more information about native trees, ARB can handout this information when approving trees removed, and also link from the webpage. Also, a suggestion to go to Snowe's (for a potential discount?).*

- b. Common Grounds

- *A neighbor has asked for recommendation to be a Master Naturalist. Rob is also certified. This is a good resource for us to know more about native trees, plants, etc.*

- *Plan to go into the woods to nail the HOA signs to trees in Biscuit Run, when weather warms.*

## 5. Office Manager's Report

### a. Status of Dues

- *About ¼ have already returned dues for this year*
- *Propose to allow checks dropped off at Treasurer's house for first few weeks to save postage*
- *Propose echecks for next year (costs \$1 per check). echeck fee is lower than the credit card fee. Done through QuickBooks. Invoice is sent out electronically to everyone with a personalized link. Very easy for the resident and also for the HOA.*

### b. Annual Meeting

- *3rd Wednesday in April at 7 pm (April 20)*
- *Plan the annual meeting during next HOA meeting*
- *Must notify the homeowners by last week of March about the meeting.*
- *Suggest to keep some control over mic/mute to keep on schedule (Dan can look into options), how to encourage participation while also maintaining order*

## 6. New Business

### a. Update on Biscuit run easement

*Heading in the right direction. Rob met with Trevor Henry (Asst. County Executive) and Donna Price. Tim Padalino was appointed as lead from the County to work on this agreement (E. Jones is out of the loop now). County is interested in resuming discussions. It remains a question: To what extent is Foxcroft participating? Suggest a Zoom meeting between County, Foxcroft, and Mill Creek, likely called by Tim Padalino. County attorney confirmed that the pre-existing right-of-way is a standing issue. This would be a "show-stopper" for the county.*

*Discussion about what to do in case Biscuit Run opens (Fall 2022?) before our easement has been agreed, and/or before the right-of-way has been resolved. We should consider how to (1) maintain our land/trails; and (2) avoid liability. Adele will forward an email from CAMBC regarding trail maintenance, and Jim can get in touch.*

- b. Our responsibility for tree damage along Reynovia access road

*Several big pines, are we responsible or the County? No Parcel numbers on County GIS. This is emergency access, County right-of-way?*

- c. Mill Creek Drive tree damage between Graystone and Copperstone - no common ground on county GIS on east side

*This is actually the homeowners' responsibility*

*Plan to send a letter to homeowners by February meeting*

- d. Candidates for Board

*Is there a required number of board members? Bylaws specify that we need at least 5, does not exclude more.*

*Ideal to see some people from Graystone/Copperstone area participating in the board.*

*Continuing: Jim, President; Dan, VP; Adele, Secretary; Naomi, wants a replacement on ARC*

- e. Homeowner issues/comments/concerns

## 7. Next Board Meeting

- a. *Planned: Tuesday February 15th, 7:30 pm*

## 8. Adjournment at 8:43