

Mill Creek HOA  
Board Meeting Agenda  
Tuesday, July 18, 2023, 7:30 pm  
via Zoom

**Present:** Anne Golladay, Adele Plunkett, Rob Finley, Jim Aitken, Naomi Aitken, Dan Heuchert, Carmen Trimble, Carol Cutler, Blair Carter

- 1) Convene 7:33 PM
- 2) Approval of June Minutes

*Approved*

- 3) Treasurer's Report (*Jim*)
  - a) *A recent deposit looks like 2 months of restitution payment*
  - b) *Expenses: Reimbursement for chain and sign to access road; Davis Lawn Care for some services*
  - c) *Accounting firm did not invoice since 12/28/22 invoice; a bill today may be covering this.*
  - d) *Overall yearly budget is in good shape.*
- 4) Committee Reports
  - a) Architectural Review (*Naomi*)
    - i) *Tree removal, conversion of screen porch to sunroom were reviewed and approved.*
    - ii) *Responded to complaints about conditions of property on Gristmill and Graystone.*
    - iii) *Gristmill home had submitted a proposal to remove a tree; in the process of getting everything taken care of.*
  - b) Common Grounds (*Dan*)
    - i) *Recently, a tree fell towards Graystone, Dan did a quick job to get it off the road. Discovered that there are two more tall dead trees in strip of common area that are threatening next door houses. Arbor Culture and Landscape Design Services is coming this week to determine if they can cut the fallen tree, and get estimate for other trees.*

c) Nature (*None*)

5) Office Assistant's Report

a) *Status of Dues*

i) *4 homeowners remaining to pay dues for this year.*

ii) *Several are pending from previous years.*

b) *SEC form was taken care of (by Jim); DPOR came in mail today and Carmen will take care of that.*

c) *Several packets requested – state has a new standardized form, Carmen is adapting to this.*

6) Old Business

a) Discussion of Tim Padalino's email summarizing Biscuit Run easement status

i) *This was sent on 13 July; some points of concern are discussed.*

ii) *Board concurs for Rob to reply to Tim's email.*

b) *2/3 approval is needed for the easement; clear records are needed.*

i) *Once the covenant was changed when Mill Creek South split from Mill Creek. This was done by notaries going door to door.*

ii) *There was a previous experience of trying to change the covenants to be more legible, and this was not passed.*

iii) *Proxies likely not allowed.*

iv) *Carmen read aloud "Article 9 Property Rights" from the covenants, related to the 2/3 approval needed in order to approve the transfer of the easement to the County. A witness line could be included.*

7) New Business

a) Discussion of signs to be erected on Biscuit Run common land

i) *"No trespassing" signs?*

ii) *Could we balance with softer language? While still remaining not liable.*

iii) *"Private Property of Mill Creek \ Owner not liable for mishaps"*

iv) [Possible sign available here.](#) *“Private Property: All Persons Using This Property Do So At Their Own Risk”*

b) HOA Picnic 2023 (Anne)

i) *Anne has been in touch with the musicians and face painter, asking their availability*

ii) *Rob can be in touch with Foxcroft HOA president to find out if there is any conflict.*

iii) *Board discussed and agreed with the food boxes as in previous years.*

iv) *Possible: Oct 21?*

8) Next Board Meeting

a) Proposed: Tuesday, August 22, 2023, 7:30 pm

b) *Agreed*

9) Adjournment

a) *8:45*