

Mill Creek HOA

Board Meeting Minutes

Tuesday, April 18, 2017
Monticello High School Media Center

Attendees: David Golladay, Ben Whitmer, Leigh Wion, Naomi Aitken, Nancy Costanza, and Carmen Trimble

- I. The meeting was convened at 7:08 PM by Leigh Wion, President.
- II. The March 2017 minutes were reviewed and approved.
- III. Treasurer's report
 - A. Ben Whitmer, Treasurer, presented the Treasurer's report, and it was approved.
 - B. Six properties have outstanding dues.
 - C. The HOA tax return has been filed.
- IV. Committee reports
 - A. Architectural Review Committee
 1. A window replacement for 1413 Gray Stone was approved.
 2. A retaining wall was approved for 1295 Copperstone.
 3. A tree removal was approved for 1343 Gristmill Dr.
 4. Additional landscaping panels, a retaining wall, and a tree removal at 1348 Gristmill Dr. were approved.
 5. A live tree removal request for 1456 Gray Stone is on hold pending receipt of a landscaping plan.
 6. The removal of three trees at 101 Mill Creek Dr. had been approved; the removal of two more is under review.
 - B. Common Grounds Committee
 1. A fallen tree on Copperstone caused minimal damage to a fence; no action is needed.
 2. All storm damage remediation has been completed.
 3. Nancy Costanza will follow up with Chris Ledvina and David Lockledge about the stormwater flow issue behind Boulder Spring Ct.
 4. Leigh Wion will thank Dan Heuchert for his input regarding the trail study.
 5. David Golladay will follow up with a homeowner regarding a request to maintain trails in the common areas.
 6. Nancy Costanza brought a sample of the new "No Trail Exit" signs to be posted at the prime locations where folks could cross from the trails to private property or common areas.

- V. Homeowners' issues/comments/concerns
 - A. Leigh Wion will draft a letter to the owner of 87 Mill Creek Ct. regarding their remediation plan for removing vinyl siding and replacing it with an ARC approved siding. Currently, this non-compliance issue has not been resolved.
 - B. Nancy Costanza will follow up with the owners of 150 Mill Creek Dr. to see if the invisible fence has been removed from the common grounds adjacent to their property.
 - C. A homeowner voiced concerns about on-street parking problems and excessive numbers of vehicles in driveways (a maximum of three are allowed). The board requested that a formal complaint be made so that the issue can be addressed by the board.

- VI. Old/ongoing business
 - A. Mailbox maintenance initiative

A letter will be sent to homeowners with mailboxes that are in need of maintenance. The current mailbox paint supply will be assessed and additional paint purchased as needed for free distribution to homeowners.
 - B. Annual Meeting Planning

Topics were reviewed to ensure that all necessary information to be presented was available.
 - C. Traffic study at Mill Creek Dr. and Avon St.

No update available.

- VII. Next Board meeting: May 23, 2017, 7:00 PM, location to be determined.

- VIII. The meeting was adjourned at 8:30 PM.