

# Mill Creek HOA

## Board Meeting Minutes

Tuesday, August 16, 2016  
Monticello Fire & Rescue Station

Attendees: Leigh Wion, David Golladay, Brian Lewis, Ben Whitmer, Rob Finley, Naomi Aitken, and Carmen Trimble

- I. The meeting was convened at 7:10 PM by Leigh Wion, President.
- II. Minutes were approved for April, May, June, and July 2016.
- III. Treasurer's report
  - A. Ben Whitmer, Treasurer, presented the Treasurer's report and it was approved.
  - B. Only one property still has outstanding dues. A Warrant-in-Debt will be obtained.
  - C. Expenses for tree work and landscaping have increased this year. The budget for future years will need to be adjusted for the coming year to accommodate increased maintenance needs by the HOA for common grounds.
  - D. Preliminary budget discussions will begin in October and conclude in November. Any dues increase will be determined in November.
- IV. Committee reports
  - A. Architectural Review Committee
    1. The removal of three trees at 1378 Gristmill Dr. was approved.
    2. A proposal for new windows, doors, and repainting was approved for 1357 Gristmill Dr.
    3. A screened porch addition for 1315 Timberbranch was approved.
    4. A fence project at 115 Boulder Spring has been completed.
  - B. Common Grounds Committee
    1. Brian Lewis met with Greg Davis to review the limits of mowing in the area along Southern Parkway. Davis Lawn Care will cut back some additional vegetation behind the guardrail.
    2. Davis Lawn Care will cut back the vegetation along Copperstone Dr. near the free library.
    3. The Grounds Committee will obtain estimates for trimming the bushes around the entrance sign.
    4. Ben Whitmer will seek quotes for a survey of the common ground adjacent to 150 Mill Creek Dr. Once the property line has been identified and

marked, the committee will mark what work needs to be done and solicit quotes for remediation.

V. Homeowners' issues/comments/concerns

A. 1468 Gray Stone Ct.

Tom Dolan, Albemarle County zoning officer, will be sending a notice of violation to the homeowner regarding the two inoperable vehicles at this residence. If the vehicles are not removed within ten days of receipt of the notice, they will be summoned to court.

B. 112 Boulder Spring Ct.

A complaint has been received regarding excessive yard debris. A notice will be sent to the owner requesting that the debris be removed.

C. 38 Mill Creek Dr.

The new mailbox has been installed.

D. 87 Mill Creek Ct.

A complaint was received regarding the installation of vinyl siding. The Board will investigate.

E. Debris in Common Area

A wall of sticks was reported in the common area behind 1354 Gristmill Dr. Leigh Wion and Neal Grandy deconstructed the wall, returning the area to its natural state.

VI. Old/ongoing business

A. Officer Manager Report

Letters were sent to owners of properties along Mill Creek Dr. seeking their assistance with vegetation maintenance along the sidewalk.

B. The speed control sign has been removed. Speed data has been requested from Sgt. Stoddard.

VII. Next Board meeting: September 20th at 7:00 PM at the Monticello Fire & Rescue Station

VIII. The meeting was adjourned at 8:05 PM.