

# Mill Creek HOA

## Board Meeting Minutes

Monday, December 12, 2016  
Costanza Residence

Attendees: Leigh Wion, David Golladay, Ben Whitmer, Nancy Costanza, Rob Finley, John Costanza, and Carmen Trimble

- I. The meeting was convened at 7:10 PM by Leigh Wion, President.
- II. The October and November 2016 minutes were reviewed and approved.
- III. Treasurer's report
  - A. Ben Whitmer, Treasurer, presented the Treasurer's report, and it was approved.
  - B. Ben investigated the possibility of putting some of the reserve funds into a Certificate of Deposit, but the rates are too low to make the paperwork expense worthwhile.
- IV. Committee reports
  - A. Architectural Review Committee
    1. An addition to 1357 Gristmill meets ARC guidelines, but there is an issue with the setbacks. Rob Finley will discuss this matter with the owner.
    2. A revised proposal for a bathroom addition at 165 Spring Mountain Rd. was approved.
    3. Leigh Wion will do a site visit to 1286 Gristmill Dr. to assess a live tree removal request.
    4. Approval was granted to remove a cherry tree at 1378 Gristmill Dr. Several board members will do a site visit to assess the removal request for a white pine.
    5. A proposal for a deck renovation at 1243 Timberbranch Ct. was received and will be investigated by Rob Finley.
    6. A proposal for a tree removal at 1475 Gray Stone Ct. will be reviewed by Rob Finley.
  - B. Common Grounds Committee
    1. Neal Grandy will prepare guidelines for brush waste removal by homeowners.
    2. The chains across the entrance to the Lake Reynovia connector road are down. The Board decided to leave them down, as they are too heavy and are pulling on the posts.
    3. The repairs have been completed on the entrance sign landscaping that was damaged in a recent automobile accident.
    4. Ivy growing on the entrance sign bricks will need to be removed in the spring.
    5. Nancy Costanza will check with Neal Grandy to make sure all dog waste stations are being properly maintained.
- V. Homeowners' issues/comments/concerns

A remediation plan for removing vinyl siding and replacing it with an ARC approved siding has not yet been received from the owner of 87 Mill Creek Ct.

VI. Old/ongoing business

A. Officer Manager Report

1. Carmen Trimble will send out 2017 Dues invoices on January 2<sup>nd</sup>. An informational HOA newsletter will be included in the mailing.
2. Approval was granted for the purchase of additional stamped envelopes bearing the Mill Creek return address.

B. Website

Carmen Trimble will add the Albemarle County Burn Law Pamphlet to the Mill Creek website.

VII. New business

A. Plans for the community yard sale for Mill Creek are underway. The date will be Saturday, April 29, 2017.

B. Nancy Costanza will continue to research the possibility of bringing CAT service to Mill Creek.

VIII. Next Board meeting: January 24, 2017; location TBD

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