

## Mill Creek HOA

**Tuesday, February 20, 2024**

**7:30 p.m. Via Zoom**

**Present:** Rob Finley, Dan Heuchert, Jim Aitken, Naomi Aitken, Adele Plunkett, Blair Carter, Anne Golladay, Neal Grandy, Valerie Lopez, Carmen Trimble

**Convene:** 7:31 p.m.

*a. January minutes approved*

**Architectural Review:** *(Naomi)*

2 requests approved (1 on Gristmill, 1 on Gray Stone)

Mill creek color notebook split in 2 to make it more reasonably sized

New language for web page about paint color

**Common Grounds:** *(Dan)*

Nothing to report

Mailboxes:

- Neal suggests a simpler design, which is what is used in Lake Reynovia and Creekside.
- Naomi has begun a report on a possible simpler design, and will have more to share in coming weeks.
- Rob likes to have a slot below for newspapers and/or neighborhood fliers

**Treasurer's report:** *(Jim)*

- Positive variance to budget
- We expected to lose \$11000, but actually we made \$1000
  - Likely fruit of Carmen's labors of getting dues up to date
  - Tree budget was underused
  - Nature committee is almost entirely unused
- For adopting the next budget, consider if the Nature Committee is essentially defunct. The \$2000 Nature Committee budget was

separated from the tree budget. This could go back into the tree budget.

- We could use some of this budget for preventive maintenance and cleanup
- For next meeting, Jim will appear a draft budget.
  - Listing outstanding balance of restitution as an “asset”?
- Homeowner asked if they can pay by Venmo. What would it take to get us setup for taking Venmo. It will cost 1.9% + \$0.10 transaction fee.
  - You can charge an extra charge for electronic payments.
  - Who actually sets up these options? Kayla, the accountant.
  - Money received from Venmo would be deposited into our bank account.
  - Move that we accept Venmo as a valid form of payment for members dues and any other payments to the HOA from anybody. Second, approved.

**Office Assistant:** *(Carmen)*

- Collected and processed 84 more dues payments, and a few disclosure packets
- Total 180 dues payments have been received.
- Reminder letters to be sent out at end of this month by Carmen
  - Include that Venmo is included

**Biscuit Run Greenway:** *(Rob)*

- Email was sent by Rob (with Naomi) to Tim about conveying more details to address some concerns
- Sticky notes at meeting expressed some concerns, such as campfires, loitering, etc.
- Tim’s reply email suggested a date for a walk with the construction supervisor manager, county reps.
  - “As far as next steps – can we schedule a trail walk with the Mill Creek HOA Board representatives and County reps (including, at minimum, Tyler Gifford and myself)? I think that was one of our identified next steps from late last year. I

would definitely appreciate the opportunity to walk the proposed project site with Mill Creek reps and discuss project details, with participation of our project manager from Facilities Planning & Construction.”

- Blair’s comment in email conveys that she is uncomfortable about wording in easement about how the county would restore any damage.
- At what point do we go ahead, even if Foxcroft is not engaging with the county?
- More discussion about reflections on the county meeting.
- Suggest that Tim send out an email to neighbors (Foxcroft and Mill Creek) with more specific information about the issues that will be addressed
- Suggest a joint board meeting with Foxcroft (in person, preferably)
- Interpretation of covenants: Do we really need a  $\frac{2}{3}$  vote?
  - Interpreted by a lawyer that an easement is different than a sale. A sale would need  $\frac{2}{3}$  vote, while an easement would need a “normal” corporate action (board vote, in our case)
  - If we got a strong majority from those who responded, but not quite a  $\frac{2}{3}$  vote of all homeowners
  - When we are ready to go ahead with the legal review, then we need the attorney to review the details of the covenants, as well as extending to assess the mechanism of approval.
- Propose Sunday March 3 for a walk with Tim
  - If they say no, ask them to give us a selection of Fri/Sat/Sun in March

**Any new items:**

- Valerie Lopez joined as a homeowner to know about our process.
  - For an owner who does not live in the neighborhood, how does information get sent? To the owner, or to the renter (in Mill Creek).
  - **Answer:** In most cases, it goes to the owner of record by mail. Sometimes, emails get sent to a list of owners and renters.

**Next meeting**

Tuesday, March 19 at 7:30 pm

**Adjourn:** 8:40 pm