

Mill Creek HOA

Board Meeting Minutes

Tuesday, January 24, 2017
Monticello High School Media Center

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

- I. The meeting was convened at 7:03 PM by Leigh Wion, President.
- II. The December 2016 minutes were reviewed and approved.
- III. Treasurer's report
 - A. Ben Whitmer, Treasurer, presented the Treasurer's report, and it was approved.
 - B. Invoices for 2017 HOA dues were mailed to all homeowners on Jan. 2nd. Payment has been received from 67 properties.
- IV. Committee reports
 - A. Architectural Review Committee
 1. The owners of 1378 Gristmill Dr. (Morton) appealed the ARC's denial of a tree removal request. Upon further review, it was determined that the tree in question was not original to the lot and that the landscaping plan would more than compensate for the loss of the tree. The removal request was granted.
 2. There was a setback issue for a proposed addition to 1357 Gristmill Dr. (Tassell). Rob Finley will discuss the matter with them so the plan can be revised.
 3. The owners of 1243 Timberbranch Ct. (Meserve) submitted a revised plan that corrected a setback issue for a deck renovation. The revised plan was approved.
 4. Missing forms will be provided to the owners of 1333 Gristmill Dr. (Mora) so their proposal can be completed.
 5. A live tree removal request for 1286 Gristmill Dr. (Pivert/Arnold) was approved.
 6. A tree removal request for 1475 Gray Stone Ct. (Hiner) was approved.
 7. The ARC plans to do inspections of projects by May.
 - B. Common Grounds Committee
 1. Discussion of trail signs was tabled until the next meeting. Part of this discussion will include the possibility of posting signs at the prime locations where folks could cross from the trails to private property or common areas.
 2. Mill Creek has observed increased traffic on the trails around the neighborhood. The Board reached out to Fox Croft to see if they were experiencing the same, but they have not noticed any extra traffic.
- V. Homeowners' issues/comments/concerns
 - A. The owner of 87 Mill Creek Ct. was granted an extension until March 31, 2017 to develop a remediation plan for removing vinyl siding and replacing it with an ARC approved siding.

- B. Several possible ARC violations were noted and will be investigated, including an aqua shed door on Mill Creek Ct., a large manila-colored shed on Stone Mill Ct., a camo-colored shed on Gristmill Dr., and an enclosed porch with incorrect siding and color on Gristmill Dr.
- VI. Old/ongoing business
- A. Officer Manager Report
2017 Dues invoices and a newsletter were mailed to all homeowners on January 2nd. No letters have been returned by the postal service.
 - B. Website
The Albemarle County Burn Law Pamphlet was added to the Mill Creek website.
- VII. New business
- A. Nancy Costanza has been the neighborhood's advocate for access to public transportation and is trying to get a bus stop closer to Mill Creek. She will explore the option of compiling a list of interested riders in order to present a stronger case to the County.
 - B. It was noted that many of the mailboxes in the neighborhood are in need of maintenance. An initiative to address this issue will be discussed in February.
 - C. The Annual Meeting will be held on Wednesday, April 19th, 7:00 PM. Carmen Trimble will try to reserve the Monticello High School Forum for the meeting.
 - D. Plans for the community yard sale for Mill Creek are underway. The date will be Saturday, April 29, 2017.
- VIII. Next Board meeting: February 28, 2017, 7:00 PM, Monticello High School Media Center
- IX. The meeting was adjourned at 8:10 PM.