

Mill Creek HOA

Board Meeting Minutes

Tuesday, July 19, 2016
Monticello Fire & Rescue Station

Attendees: Leigh Wion, David Golladay, Brian Lewis, Nancy Costanza, Naomi Aitken, and Carmen Trimble

- I. The meeting was convened at 7:10 PM by Leigh Wion, President.
- II. Lacking a quorum, approval of minutes was tabled until the next meeting.
- III. Treasurer's report
Not presented.
- IV. Committee reports
 - A. Architectural Review Committee
 1. Two proposals are pending; complete documentation has not been received.
 2. 1363 Gristmill Dr.
Troublesome trees along the property line may need to be removed. A determination will need to be made as to whether the trees are on private property or HOA common ground.
 - B. Common Grounds Committee
 1. An informal complaint has been received about un-mowed grass in the Copperstone cul-de-sac. This property actually belongs to the adjacent HOA, not Mill Creek.
 2. A decision was made to maintain only what is currently being cut along the HOA property line along Southern Parkway. This will aid visibility along the road while preserving the natural filtration properties of the vegetation.
 3. Brian Lewis, current Grounds Chair, suggested that chairmanship of the committee be transferred to a Board member.
 4. Shrubs around the entrance sign are in need of maintenance. A request for volunteers to help with seasonal cleanup will be sent out.
- V. Homeowners' issues/comments/concerns
 - A. 38 Mill Creek Dr.
This property has a new owner and repairs are underway. The dilapidated mailbox has been removed, and the owner has been given specifications for building a new one.

B. 1468 Gray Stone Ct.

An inoperable vehicle remains at this residence, in violation of the Albemarle County Code. Amelia McCulley, Albemarle Co. Director of Zoning, has visited the property and is dealing with this issue.

VI. Old business

A. Officer Manager Report

A list of properties through which the sidewalk runs has been compiled. A letter regarding vegetation maintenance along the sidewalk will sent to these property owners.

B. Status of Unpaid Dues

Only one lot has outstanding dues. A lien will be filed on this property.

C. Stormwater Seminar Update

Nancy Costanza provided a Stormwater Seminar update. The Albemarle County Rainwater/Stormwater management has the right to inspect drainage areas every 2-5 years. They must attempt to contact affected homeowners in advance. Any recommendations will be sent to the Board. The HOA would be responsible for any upgrades or repairs. All homeowners should maintain the stormwater drainage areas on their properties and should notify the Board if any issues are found.

D. Website

Clarification regarding what constitutes Mill Creek will be posted on the website. Hopefully this will reduce the number of inquiries received that are for other HOAs.

VII. New business

A. Homeowner Property Maintenance

1. Homeowners are required to maintain their properties along the VDOT easements and to keep visibility zones cleared.
2. Lack of maintenance on private property can alter storm water flow, leading to erosion. Trees, shrubs, etc. that impede water flow should be removed.
3. An educational flyer about these issues will be developed.

B. Mailbox Maintenance

It has been observed that a number of mailboxes are in need of upkeep. The HOA will compile a list of affected homeowners and provide them with maintenance guidance.

VIII. Next Board Meeting: August 16th at 7:00 PM at the Monticello Fire & Rescue Station

IX. The meeting was adjourned at 8:21 PM.