

Mill Creek Homeowners Association
Board Meeting Minutes
July 17, 2018
Monticello Fire House

Leigh, Rob, Chris, Naomi, Carmen

1. Approval of Minutes of last two meetings – Carmen will send the May and June minutes by e-mail for approval so they can be posted on the website.

2. Treasurer's Report – Ben sent the report prior to the meeting. The report was approved.

Additional expenses

The Board decided to purchase another gallon of mailbox paint. Leigh distributed the last pint she had and has had another request. Leigh will purchase.

Leigh will submit a request for reimbursement for the paint and the first 6 months of the Google Suite expenses.

There are 2 properties with outstanding Annual Dues payments. The Board will send the warning letter if payment is not received, a warrant in debt will be taken out at the Albemarle County Courthouse.

3. State Corporation Commission compliance – Carmen requested a second copy of the Annual Report. Leigh will complete the updates and submit. Carmen paid the annual fee through the online account and updated the contact e-mail.

4. Website

Naomi will update the paint document to remove the Duron brand name.

Carmen will update Board officers

Carmen will update paving plans now set for August

Leigh will send Carmen a small article to remind homeowners who are planning to sell their property of their responsibility to request the disclosure packet.

Leigh will re-send the ARC form that is fillable to Carmen and Naomi for final review before uploading to the website.

5. Additional Board Members – Leigh sent an e-mail to the new owners at 175 Bryan Court after an interest was expressed in volunteering.

6. Master List of Original Paint Colors – The Board discussed a system of tracking paint color changes that are made. Currently, the requests are in paper form sorted by street. A possibility of hiring a student to input the data was discussed. Naomi will start a list of the data points that would be helpful. The rationale of having this was the possibility of including with the disclosure packet what the paint colors should be. There was additional discussion of whether or not the Board should compile an Out of Compliance list or continue to use the Complaint Form.

7. Committee Reports

Common Grounds - Landscaping at the Mill Creek sign – Davis Lawn Care will start the pruning, weeding, and mulching the week of July 23, 2018

Architectural Review – The request for replacement windows at 179 Bryan Ct. was approved.

The ARC Committee needs to remind homeowners they need to be back in contact with the ARC Committee when projects are completed.

8. Homeowner Concerns

150 Mill Creek Drive – There has been no resolution of the invisible fence that was installed on Mill Creek Common Area without permission. The homeowner was sent a certified letter in September 2017. The Board will contact the homeowner and phone the number listed on the mailbox placard to move toward resolution of the covenant violation.

87 Mill Creek Ct. –at the Board’s request, the lawyer sent a follow up letter requesting a more detailed plan be submitted to the Board within 45 days of the date of the letter. The letter was dated June 27, 2018.

9. Dog Waste Stations – the contract with Doody Calls was signed. They installed 3 new cans with clips that hold the bags. The only problem is that bags are disappearing at a rapid rate. Homeowners previously reported observing Lake Reynovia homeowners utilizing the stations. Leigh will contact Lake Reynovia to request that they educate their homeowners that these dog waste stations (and supplies) are paid for by Mill Creek homeowners.

10. Biscuit Run Trail Planning – Leigh and Rob attended a planning meeting recently with Piedmont Environmental Council, Albemarle County Parks and Recreation, and Foxcroft HOA. It was decided at a previous meeting that a public forum is in the best interest of both Mill Creek and Foxcroft to education homeowners as the 5th Street Station Hub progresses slowly and the planning has started for Biscuit Run Park. Dan Mahone was charged with assembling a list of presenters for a September or October 2018 meeting. First preference for a meeting space was the Monticello HS Forum. Second choice was Room A at the Albemarle County Office Building on 5th Street.