

Mill Creek HOA

Board Meeting Minutes

Tuesday, March 15, 2016

Attendees: Naomi Aitken, Jim Aitken, Brian Lewis, Robert Finley, Miles Weiss, Andre LaVelle, Ben Whitmer, David Golladay, and Carmen Trimble

- I. The meeting was convened at 7:03 PM.
- II. Minutes for February 2016 were approved.
- III. Treasurer's report
Jim Aitken presented the bank statement and it was approved.
- IV. Committee reports
 - A. Architectural Review Committee
A request for tree removal at 1291 Gristmill was approved.
 - B. Common Grounds Committee
 - a. The Board approved an expenditure of \$1,380 for B.G. Mayo to remove a downed tree and to clear storm debris from a drainage area near 150 Mill Creek Dr.
 - b. Albemarle County has indicated that VDOT maintained roads will be getting new street name signs. The new signs will be installed where there are standard posts already in place. Mill Creek has non-standard posts. Although the new signs will be provided, the HOA will be responsible for installing them.
 - C. Election Committee
Proxy forms will be distributed later this March. A 20% quorum of all eligible lots (lots with dues paid in full) is needed in order for any voting to occur. Each lot receive one vote. If you will be unable to attend the Annual Meeting on April 20th in person, please send in a proxy form as soon as possible.
- V. Homeowners' issues/comments/concerns: None to report.
 - A. Speeding complaints
Options for curbing speeding in our neighborhood include speed humps, rumble strips, police presence and enforcement, speed signs, and speed limit notices. Although the HOA could purchase an electronic sign of its own, factors such as vandalism, theft, and maintenance must be considered.
 - B. Noise complaints
In informal complaint regarding loud music on Gray Stone Ct. has been received. Conversations between homeowners and/or residents of the home in question have been unproductive, so the assistance of the HOA Board is

being sought. This issue can be considered under the covenant restriction against “noxious or offensive behavior.” The Board has requested that a formal complaint to be made using the HOA’s official Complaint Form.

VI. Old/ongoing business

A. Webmaster

Nothing to report.

B. Status of dues payments

16 Lots have outstanding dues for 2016; three remain unpaid for 2015.

Carmen Trimble will send out delinquent notices. Warrants in Debt may be filed for unpaid dues.

C. Office manager

Nothing to report.

VII. New business

A. Annual meeting preparation.

The 2016 Annual Meeting will be held Wednesday, April 20th, 7:00 PM, in the Media Center at Monticello High School.

B. Homeowner Miles Weiss expressed concern about the possibility of HOA management being turned over to a management company. He was relieved to learn that others feel the same and six homeowners have stepped up to run for election to the Board of Directors. As a former member of the Board, Miles offered his assistance to the new Board.

VIII. Next Board Meeting: April 19th at 7:00 PM at the Aitken residence.

IX. The meeting was adjourned at 8:07 PM.