

Mill Creek HOA

Board Meeting Minutes

Tuesday, May 23, 2017
Monticello Fire & Rescue

Attendees: Leigh Wion, David Golladay, Ben Whitmer, Naomi Aitken, Rob Finley, Nancy Costanza, John Costanza, Chris Ledvina, Abby Poole, and Carmen Trimble

- I. The meeting was convened at 7:00 PM by Leigh Wion, President.
- II. The April 2017 minutes were reviewed and approved.
- III. Treasurer's report
 - A. Ben Whitmer, Treasurer, presented the Treasurer's report, and it was approved.
 - B. Three properties have outstanding dues. One of those properties is in foreclosure, and the filing of a lien was deemed too costly to pursue at this time, especially given the unlikelihood of collecting the debt owed.
 - C. Reimbursement to Leigh Wion for the yard sale signs and three months of the Google account service was approved.
 - D. Ben Whitmer will review the Director's and Officer's insurance policy renewal.
- IV. Committee reports
 - A. Architectural Review Committee
 1. The removal of a pine tree that was leaning on the house at 83 Mill Creek Ct. was approved.
 2. A proposal for a retaining wall and patio at 1291 Timberbranch Ct. was approved.
 3. A note regarding the improper use of vinyl siding on the porch at 1318 Gristmill will be placed in the file.
 4. A homeowner had inquired about installing solar panels on his home, and it was determined that such installations are permitted. Rob Finley will prepare guidance for the installation of solar panels.
 - B. Common Grounds Committee
 1. Permission was granted to Chris Ledvina to survey the common area property line behind Boulder Spring Ct. and to restore the vegetation screen in this area between Mill Creek and Lake Reynovia. There will be no expense to Mill Creek.
 2. David Golladay will follow up with a homeowner regarding a request to cut invasive plants in the common areas behind her property.
 3. A new footbridge has been erected on common grounds behind Gristmill Dr. without HOA permission. Owing to concerns of trespassing and safety, the Board discussed options such as reporting the matter to the ACPD, re-deploying the bridge elsewhere, and marking the area with "No Trespassing" signs. Chris Ledvina will take photos of the bridge and provide additional details to the Board.
 4. The new "No Trail Exit" signs have been posted near the Timberbranch/Gristmill trail exit. Feedback from homeowners has been positive.

5. It is unclear whether the invisible fence has been removed from the common area adjacent to 150 Mill Creek Dr., as the dogs have been seen crossing the property line. A letter requesting documentation that the invisible fence has been moved will be sent to the homeowner.
 6. Some of the new plantings at the Mill Creek entrance sign have failed to thrive. Snow's Garden Center has been contacted regarding replacements; Nancy Costanza will follow up on this request. David Golladay will supplement the mulch around the sign.
- V. Homeowners' issues/comments/concerns
- A. A letter was sent to the owner of 87 Mill Creek Ct. regarding the remediation plan for removing vinyl siding and replacing it with an ARC approved siding. No response has been received.
 - B. The Board discussed options for controlling speeding throughout the neighborhood. Leigh Wion will obtain the speed data collected by ACPD when the speed control sign was last in place along Mill Creek Dr. The Board may request that the sign be placed in a different location for another speed study. Speed bumps were discussed as a possible control measure. Nancy Costanza is in communication with VDOT regarding this possibility.
- VI. Old/ongoing business
- A. Mailbox maintenance initiative
Letters were sent to homeowners with mailboxes that require maintenance. Mailbox paint is available for free to any homeowner who needs it. Homeowners who need assistance with mailbox repair or who need a contractor reference should contact the office at hoa@millcreekclassic.org. The Board discussed the appropriateness of contacting property management companies about mailbox issues. It was determined that primary HOA communication should always be with the homeowner directly, but that a homeowner may grant permission to also communicate with property managers.
 - B. The yard sale was a successful event. Approximately 30 homes in Mill Creek and Fox Croft participated; half were from Mill Creek. Ben Whitmer will store the signs that were used for this event.
- VII. Officer elections
- The following officers were elected:
- President: David Golladay
Vice-President: Leigh Wion
Treasurer: Ben Whitmer
At Large: Rob Finley, Nancy Costanza
- VIII. Next Board meeting: June 13, 2017, 7:00 PM, Monticello Fire & Rescue
- IX. The meeting was adjourned at 8:05 PM.