

Mill Creek HOA

Board Meeting Minutes

Tuesday, November 8, 2016
Monticello Fire & Rescue Station

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

- I. The meeting was convened at 6:58 PM by Leigh Wion, President.
- II. Approval of the October 2016 minutes was tabled until the next meeting.
- III. Treasurer's report
 - A. Ben Whitmer, Treasurer, presented the Treasurer's report and it was approved.
 - B. The HOA may need to raise dues in order to cover rising costs, legal fees, and additional common grounds maintenance.
- IV. Committee reports
 - A. Architectural Review Committee
 1. A tree removal request was approved for 1363 Gristmill Dr. A retaining wall proposal is under review.
 2. The removal of crepe myrtles was approved for 1261 Gristmill Dr.
 3. Proposals for a tree removal and a porch addition were approved for 1280 Timberbranch Ct.
 4. A bathroom addition proposal for 165 Spring Mountain Rd. appears to meet ARC guidelines, but the setbacks are not in compliance. This proposal was not approved as presented.
 5. The rooster at 1459 Gray Stone Ct. has been re-homed.
 - B. Common Grounds Committee
 1. The Mill Creek culvert cleanout has been completed and a leaning tree has been removed.
 2. Work in the Boulder Spring Ct. area was delayed by rain and has not yet been completed.
 3. The entrance sign landscaping was damaged in a recent automobile accident. A claim was submitted to the driver's insurance company.
- V. Homeowners' issues/comments/concerns
 - A. A review of HOA records located documentation of a 2007 land swap between the HOA and 96 Mill Creek Ct. to correct a setback issue. A copy of the documentation will be forwarded to the homeowner.
 - B. A letter will be sent to the owner of 87 Mill Creek Ct. requesting a remediation plan and timeline for removing the vinyl siding and replacing it with an ARC approved siding.

VI. Old/ongoing business

A. Officer Manager Report

HOA homeowner records are being verified and updated. The Board would like to provide homeowner communications in electronic format wherever possible, so an effort is underway to obtain email addresses for all homeowners who have them.

B. Website

The webmaster will be asked to disable personal email links for folks who make contractor recommendations.

VII. New business

A. The Tree Packets from Janet Eden will be returned to the tree stewards.

B. Liz Lewis and Leigh Wion are planning a community yard sale for Mill Creek. The proposed date is Saturday, April 29, 2017. A \$50 allowance for signage was requested and approved.

C. Informational literature is being collected to include in the next HOA newsletter. It will cover a variety of topics including commonly used forms, burn laws, HOA procedures, pet clean-up, common area guidelines, and more.

D. Nancy Costanza will research the possibility of bringing CAT service to Mill Creek.

VIII. Next Board meeting: December; date and location TBD

IX. The meeting was adjourned at 7:59 PM.