

Mill Creek HOA

Board Meeting Minutes

Tuesday, October 17, 2017
Monticello High School

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

1. General

- a. The meeting was convened at 7:06 PM by David Golladay, President.
- b. The September board meeting minutes were reviewed and approved.
- c. The next meeting will be November 14th, 7 PM, location to be determined.

2. Treasurer's Report

Ben Whitmer, Treasurer, presented the Treasurer's report, and it was approved. The 2018 budget will be discussed at the November Board meeting.

3. Common Grounds

- a. Ben Whitmer contacted the insurance company regarding whether the bridges constructed in the common areas may expose the HOA to liability concerns. Although the HOA does not know who constructed the bridges and did not approve them, the HOA must address them, as they are a liability. If they stay, per guidance from the Albemarle County Community Development Office, they will have go through the county permitting process, associated engineering review, and possible review by the Army rp of Engineers. The bridge would have to be listed as a covered structure on the HOA's insurance policy.
- b. Although no update has been received from the owner of 150 Mill Creek Drive regarding the removal of the Invisible Fencing from common ground, an Invisible Fence crew was seen working in the area.
- c. Jimmy's Tree Service cut down and removed a large tree on common ground behind 1348 Gristmill that was leaning toward two properties.
- d. Several areas of common land were identified that will be added to the professional lawn maintenance schedule: the area around the entrance sign, the storm water areas, and the fire road between Mill Creek and Lake Reynovia.
- e. Mulch has been added around the Mill Creek entrance sign.
- f. The idea of installing a bench in the fire road area to create a community space was discussed. Additional details are needed.
- g. The HOA will reach out to Lake Reynovia about them installing a pet waste receptacle for their homeowners so that their pet waste is not being deposited in Mill Creek's pet waste cans.

4. ARC

- a. Several tree removals were approved for 1243 Timberbranch Ct.
- b. A draft letter to the new owner of 1318 Gristmill regarding pre-existing ARC concerns was reviewed.
- c. The property manager for 1321 Gristmill Dr. has been contacted regarding yard maintenance concerns.
- d. Mail delivery issues have caused delays in ARC proposals being received. Email delivery was approved as a means of delivering ARC forms to the Board. These forms will be updated with the ARC's email address: arc@millcreeclassic.org.
- e. Nineteen mailboxes still need to have maintenance issues addressed.
- f. There is no update on the remediation plan for the house with vinyl siding on Mill Creek Ct.

5. Attorney Hire

The Board is investigating hiring an attorney to assist with several matters, including the bridge issues mentioned above and several ARC non-compliance issues. Rob Finley prepared a list of questions to present to an attorney. The Board approved a preliminary meeting with Stacey McDonough, an attorney with HOA experience.

6. A proposal was made to consider hiring a property management company to service the HOA. Ben Whitmer will investigate.

7. 2018 Board Election

Carmen Trimble shared guidance from prior election committees regarding the Board election process. An announcement will be sent out seeking volunteers to run for the 2018 Board.

8. Speeding

Data from the speed control signs indicates that there is not a speeding issue in Mill Creek.

9. Insurance Review

Ben Whitmer reviewed the HOA's insurance coverage with our agents. Coverage includes liability insurance, director's and officer's insurance, and a crime policy. No deficiencies were identified and no changes were made.