

Mill Creek HOA

Board Meeting Minutes

Tuesday, September 20, 2016
Monticello Fire & Rescue Station

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

- I. The meeting was convened at 7:02 PM by Leigh Wion, President.
- II. Minutes were approved for August 2016.
- III. Treasurer's report
 - A. Ben Whitmer, Treasurer, presented the Treasurer's report and it was approved.
 - B. Only one property still has outstanding dues. A court date of Sept. 29, 2016 has been set for obtaining a Warrant-in-Debt.
 - C. The HOA is over budget for the year for mowing and tree work.
 - D. Ben Whitmer will review the restitution transactions to make sure payments are on schedule and up to date.
- IV. Committee reports
 - A. Architectural Review Committee
 1. A tree removal was approved for 1327 Gristmill Dr.
 2. A proposal for a new shed was approved for 227 Flagstone Terrace.
 - B. Common Grounds Committee
 1. Nancy Costanza reported that Davis Lawn Care mows the common area connector trail/road to Lake Reynovia as part of his agreement with Mill Creek. A giant shrub was cut back, but the debris remains. Nancy was granted permission to remove the debris.
 2. The survey of the common ground adjacent to 150 Mill Creek has been completed. It shows that there is no erosion on the homeowner's property. It also shows that the homeowner's invisible fence is located on common ground. The Grounds Committee will obtain additional estimates for trimming the brush on this common area.
- V. Homeowners' issues/comments/concerns
 - A. 112 Boulder Spring Ct.

A complaint has been received regarding excessive yard debris a. A notice will be sent to the owner requesting that the debris be removed.

B. Gristmill Dr.

An informal complaint regarding trees, a lack of yard maintenance, and debris that need to be removed on Gristmill Dr. was received. The board will request that a formal complaint form be filed so it can investigate.

C. 87 Mill Creek Ct.

A complaint was received regarding the installation of vinyl siding at this property. The Board investigated and found that no ARC proposal had been submitted for the replacement of siding, the deck, skylights, and shingles. The homeowner was asked to cease work until the proper authorization could be obtained. The homeowner appeared at the meeting to discuss this matter. The skylights, roofing, and deck were ultimately approved, but the vinyl siding was not. No other home in Mill Creek has vinyl siding, and its dimensions and characteristics are not in keeping with the harmony of the subdivision. To allow this siding to remain could negatively affect neighboring home values. The homeowner was directed to remove the siding and replace it with cedar siding like it originally had. A timeline for completion will be worked out with the homeowner.

VI. Old/ongoing business

A. Officer Manager Report

1. Letters will be sent to owners of properties along Mill Creek Dr. thanking them for their assistance with vegetation maintenance along the sidewalk.
2. Carmen Trimble requested permission to purchase a storage drive for the archiving of Mill Creek HOA records. This will be used to back up the Google Drive files. A \$75 allowance for a drive was approved.

B. Stormwater

The County is not making recommendations at this time for stormwater control in Mill Creek.

C. Website

A request to place a Facebook link on the Mill Creek website was denied because it is not an HOA maintained page.

VII. Next Board meeting: October 18th at 7:00 PM at the Monticello Fire & Rescue Station

VIII. The meeting was adjourned at 8:45 PM.