

Mill Creek HOA
Board Meeting Agenda
Tuesday, December 13, 2022 7:30 pm
via Zoom

Dan Heuchert, Caroline Wade, Naomi Aitken, Blair Carter, Rob Finley, Jorge Giovannini, Jim Aitken, Anne Golladay

Convene

Approval of Minutes - See Adele's email of November 15, 8:31 pm

Treasurer's Report - *(Jim)*

- a. October budget presented-November results not yet available*
- b. Company financials due this week*
- c. Tree removal was largest expense this year*

Committee Reports

Architectural Review - *(Naomi)*

- i. Conversation with homeowners on Gristmill that the fence they put up was not approved- should have had fewer panels and less height.*
- ii. 73 Mill Creek Drive - replace deck- approved*
- iii. 1275 Copperstone - "plastic tarp" garage erected approximately two months ago. ARC committee will contact homeowners.*
- iv. Realtor listing home on 50 Stone Mill Court - potential buyers requesting possibility of removing some trees and adding fencing. ARC would need exact plans before any approval.*
- v. Two large brush piles- corner of Copperstone and Mill Creek Drive and one on Spring Mtn. Road. Suggested that we check with the homeowners and see if volunteer assistance might be needed to help clear those areas*
- vi. The possibility of assessing fines for violations not corrected after a significant time frame was discussed.*

Common Grounds (Dan)

- i. No further tree work is anticipated for the remainder of 2022.*

Nature Committee (Caroline)

- i. Several successful work days clearing vines and English ivy. Another work day scheduled for Sunday 12/18.*
- ii. Large brush/tree pile along pond trail behind Tim Shepherd's house. Will check with him regarding moving it or working the pond trail around it.*
- iii. Clearing path to pond in common area from Mill Creek Court to Stone Mill Court.*
- iv. Discussed possibility of clearing path along the sewer line right of way but it was decided not to do that as we wanted to encourage hikers etc. to use the Biscuit Run Trail.*
- v. Nature Committee Newsletter coming out in January.*

Office Manager's Report - deferred to January

New Business

- i. Update from Peter Krebs- they are in the process of getting an assessment of the 16 acres of the Herndon property towards making an offer on that property. If the county ended up with that property that would be beneficial in going forward with Biscuit Run developments.*
- ii. Suggested that we seek volunteers to form a welcoming committee to new residents. Besides welcoming them we could also deliver important information to them in regards to the ARC, our board members and meetings, and the web site.*

- iii. Rob presented some possible increases in our 2023 budget which amounted to less than \$2000 from 2022. Those increases included cleaning out the entrance site (removing the large shrubs that are blocking the sign and replacing with low growing shrubs). In addition to that minor increases to areas that fell a little short this year-dog station, mailbox paint and \$500 towards improving and maintaining the website. He asked the board to review all of that and we would do final adoptions at the January meeting.*
- iv. The board has been concerned with the lack of communication with our office manager. Rob will contact her and see what can be done to help remedy that.*

Next Board Meeting

Proposed: Tuesday, January 17, 7:30 p.m.

Next Board Meeting

Proposed: Tuesday, December 13, 7:30 pm *approved*

Adjournment 8:50 p.m.