

Mill Creek HOA
Board Meeting Minutes
Tuesday, December 19, 2023, 7:30 p.m.
Via Zoom

Present: Dan Heuchert, Naomi Aitken, Rob Finley, Jim Aitken, Anne Golladay, Neal Grandy

Convene: 7:34

Approval of November minutes

Treasurer's Report - (Jim)

- a. *Financial reports for November presented-HOA account in good shape*
- b. *Need to pay Carmen*
- c. *Neal raised point that the restitution agreement was that the HOA was due 20% of the net income from the individual who misappropriated our funds until the obligation was paid off. However, less than half of that has been repaid in the past 13 years. Neal volunteered to look into that further.*

Committee Reports

Architectural Review – (Naomi)

- a. *One request from 205 Alpine Court to replace pea gravel walkway to the front door and patio with concrete-approved.*

Common Grounds – (Dan)

- a. *1360 Gristmill requesting removal of 4 trees (one dead and others possibly dying) in common area that the homeowner feels is a threat to the home. She would like them not only dropped but also removed from the common area. It was decided that the HOA would pay for dropping the two Virginia Pines but not the increased cost of removal. It was suggested that perhaps just having the downed trees limbed up as opposed to removal would make it more aesthetically appealing.*

Nature Committee-

- a. *Rob sent e-mail to Caroline to see if she was still interested in working with this committee and has received no response. It was mentioned that she may be living elsewhere for the next few months as she works from home.*

Office Assistant's Report – (Carmen)

- a. *Will do a more detailed explanation on the dues increase on our website and with the dues notice that will be sent out.*

Old Business-

- a. *Rob met with Tim Padalino two weeks ago and Tim expressed wish for things to move faster regarding the Biscuit Run easement. There have been staff changes in Parks & Rec department and the new executives aren't quite up to date on things at this time. Tim is hoping to schedule a meeting with Mill Creek and Foxcroft in January at Monticello High School to further discussion on Biscuit Run. Of interest, apparently there were some initial surveying "miscalculations" and the stakes with the pink tape show that the*

ROW is offset to the south of the asphalt and some of the proposed trail area might not be as easily structured as originally planned. There is still no definitive answer as to what, if anything, is happening with the Herndon Property. Rob, one again, reiterated that unless Foxcroft supported an easement with Parks and Rec., Mill Creek would not grant an easement.

b. It was decided at this time there was no need to get an attorney for a review of the easement.

New Business

*a. There are several mailboxes that need repair/replacement. Larry Paxton recently replaced one and remarked that not only was it expensive but a very complex repair. The topic came up that Foxcroft has a reasonable mailbox design that is not so labor intensive nor expensive. The board is **considering** allowing mailboxes that need replaced can be done using the Foxcroft design (someone will investigate and report back to our HOA). The new ones will need to be the same color as the current ones with black numbering. In addition, Dan ran into Jeff, the architect Neal had mentioned. They discussed mailbox designs and Jeff said that he would compile a few and share them with the board. However, no deadline was set.*

b. The VDOT trail hub from Starbucks to Wegmans has an estimated start date of Spring 2026.

c. Communications with homeowners. Several years ago Mill Creek had a newsletter that was sent out to the homeowners with various topics of interest/information. It has been suggested that perhaps we need to have something similar to keep connected with the homeowners. Perhaps in the spring with board elections coming up a mention of a newsletter/communicator for the HOA would generate interest in that position.

Next Board Meeting-

Proposed: Tuesday, January 16, 2024 ,7:30 p.m.

Adjournment- 8:41