

Mill Creek HOA
Board Meeting Agenda
Tuesday, March 15, 2022 7:30 pm
via Zoom

Present: Robert Finley, Jim Aitken, Naomi Aitken, Dan Heuchert, Adele Plunkett,
Carmen Trimble, Jorge Giovannini, Tim Shephard, Blair Carter

1. Convene
 - *7:33 convened*
2. Approval of Minutes
 - *Approved as written.*
3. Treasurer's Report (Jim)
 - *Year to date we have good finances. Tree budget still seems healthy. Seems to be a big increase in disclosure packet funds, but it turns out likely to be dues. Carmen thinks there have not been this many sales. Jim will double check on this with Kayla.*
4. Committee Reports
 - a. Architectural Review (Naomi)
 - *Additional fence request on Quail Crossing after the storm took down trees so they lost privacy. Windows replacement on Timberbranch approved. Pending roof/painting.*
 - *Expects more requests to come, this is a busy time.*
 - *One homeowner wants to argue the point to allow chickens. Is this a covenant or a bylaw? If it's a covenant, then it has to be approved by 2/3 vote.*
 - b. Common Grounds (Dan)
 - *101 Mill Creek Drive (with Graystone) – erosion in backyard, drainage issues. Dan did a storm water runoff course previously. Thinking to get someone out to review that creek, maybe grants are available.*
 - *A Lake Reynovia neighbor is concerned with bamboo that damaged/fell onto his fence. Complicated/expensive eradication. Idea to cut down a large area periodically.*
 - *We seem to need help (human power, and tools) for supporting some of the common ground projects. Try to encourage neighbors to volunteer on this committee.*

- One reference to pursue: <https://cvilletoollibrary.com/>

5. Office Manager's Report

a. Status of Dues

- *Collected from 188 households, leaving 22 remaining. Email blast was sent, and now a few weeks have passed, so it's time to send targeted notices. Go ahead and send it out (board agrees).*
- *Today we received 2 month restitution (February had been missed).*

b. Annual Meeting: Wednesday, April 27, 2022 7pm via Zoom

- *Suggest to have Tim Padolino and others from the county join the annual meeting. Others agree. Rob will send an email.*
- *Dan will set up a link and share. Plan to record the meeting. Zoom link for annual meeting:*
<https://virginia.zoom.us/j/91016382543?pwd=VXVnZDZMSUdmdGQxcEhoVEcvTkVVZz09>
- *Neighbors have to send an email to Carmen to get the link.*
- *Carmen will put together a summary of candidates; meeting instructions, etc.*

6. New Business

a. Candidates for Board: (Blair Carter and Anne Golloday as new candidates)

- ***All candidates (continuing and new) should send a small description biography to Carmen by this weekend. Needs to be posted 30 days before the annual meeting.***
- *Suggest to leave a box at someone's house to drop off ballots. Jim & Naomi offer their house and container. Carmen can stop by to pick up periodically.*

b. Homeowner issues/comments/concerns

Tim Shepherd had MANY trees taken down in the last storm. They're bringing this up because it's complicated to get someone back there to take care of the ones that are safety hazards, etc. He has been doing a lot of the work himself. It's unsightly to the homeowner's property and the common ground. He read in the last newsletter that the board takes the position that fallen trees can stay there. He has been pulling trees out of the pond, etc. Some of these trees are on common property, and there is not consistency with the expectation that he maintains his

property, while trees on common property are permitted to stay. He's concerned that these diminish the value of his property. Tim offered the board that he can be contracted to do that work. Requests a resolution of what is going to be done with the trees in the common property directly behind his house.

- Response: HOA should solicit the homeowners about what they prefer to do with the trees, etc, in the common areas. We need a committee of volunteers to support this kind of projects. HOA should go make a visual inspection. This land may be impacting stormwater drainage, so if the trees are impacting this then we need to look into this.
- We deeded an easement to the county - **Carmen has the document**. Would the county take care of this? Maybe if it's a drainage issue.
- We cannot contract a neighbor if he is not insured and bonded.
- If we are going to take a more active role in common grounds, we need a lot more dues, possibly staff. Dues can only be raised with a $\frac{2}{3}$ votes of homeowners.
- Tim could take leadership of a group to propose something to the board, then homeowners could present to the board to vote on. Then we can budget accordingly, and manage more extensively.
- Suggest to bring this to the homeowners. They should have input on how we use the common grounds. Note that this particular issue impacts ~25 homes, but there are other common grounds issues to bring up (now or in the future).

House backing up to 87 Mill Creek Court: Disclosure packet was received; current owner is removing vinyl siding.

Can we vote on updating the name of the board? In order to enforce the covenants and bylaws? Jim can go back to the attorney and assess the situation. Then bring it to the homeowners to clean up the legal status.

No Soliciting sign: Can individuals put a sign at the front door that says no soliciting? There used to be no soliciting signs at the entrance to Mill Creek. Prefer to have a small sign at entrances to Mill Creek Dr and Gristmill. Rob will look into options.

7. Next Board Meeting

- a. proposed: Tuesday April 12th, 7:30 pm

8. Adjournment 8:48