

Mill Creek HOA

Board Meeting Minutes

Tuesday, November 27, 2018
Monticello Fire & Rescue

Attendees: Leigh Wion, Rob Finley, Ben Whitmer, Edie Barbero, Naomi Aitken, and Chris Wolfe.

- I. The meeting was convened at 7:01 PM by Leigh Wion, President.
- II. Approval of October 2018 minutes was postponed until the January meeting given Officer Manager absence.
- III. The Treasurer's report was approved. Ben Whitmer also presented the 2019 Budget, which was approved.
- IV. Committee reports
 - A. Architectural Review Committee / Common Grounds
 1. 1354 Gristmill - ARC recently approved a deck replacement
 2. 1372 Gristmill - ARC recently approved a fence, after discussion with the homeowner regarding placement
 3. 1378 Gristmill - ARC recently approved a tree removal request
- V. Homeowners' issues/comments/concerns
 - A. 150 Mill Creek Dr.: Ben Whitmer to source quote for moving the wires from common ground.
 - B. 87 Mill Creek Ct.: A follow-up letter was sent by attorney to homeowner on 11/12/18.
- VI. Office Manager report
 - A. Discussion deferred to January meeting given Office Manager absence.
- VII. Other business
 - A. Biscuit Run Trail Open Forum - Meeting scheduled for Thursday, November 29, 2018 at 7pm at the Albemarle County Office Building. The Board discussed the potential for additional homeowner input/approval during the 2019 Annual HOA Meeting.
 - B. 5th & Avon St. Community Advisory Committee - Avon corridor study has not been started. The Avon CAC discussed the Biscuit Run project's budget (\$35MM over 3 phases). However, no timeline had been set. More discussion in the coming months.
 - C. Peabody School Special Use Permit - A follow-up Planning Committee meeting confirmed that no additional egress was approved.
 - D. Annual Dues Letter - Board to include information sheet in conjunction with assessment notice sent in January.
 - E. HOA Documentation Scanning Project - Project in process. First invoice to be submitted soon.
- VIII. Next Board Meeting: January 8th at 7:00 PM, at the Monticello Fire & Rescue community meeting room.
- IX. The meeting was adjourned at 7:59 PM.