

**Mill Creek HOA**  
**Board Meeting Minutes**  
Tuesday, September 10, 2019  
Aitken Residence

Attendees: Rob Finley, Ben Whitmer, Naomi Aitken, Edi Barbero, Julia McDonough, Chris Wolfe, and Carmen Trimble

- I. The meeting was convened at 7:03 PM by Ben Whitmer, President.
- II. Ben Whitmer presented the Treasurer's Report, and it was approved.
- III. Architectural Review Committee
  - A. Two previously approved sheds have now been completed and look great.
  - B. Notification was sent to a homeowner on Graystone Ct. alerting them that a recently installed privacy fence/panel was actually installed over the property line on the neighbor's property.
- IV. Common Grounds
  - A. The property at 200 Alpine Ct. has five vehicles in the driveway, one on the street, and one under a tarp. A notice of violation was sent to the owner and to the tenant. Ben Whitmer will follow-up.
  - B. A tree on common ground fell onto a neighbor's fence. Greg Davis removed the tree from the fence but left the logs and debris on the common grounds. Rob Finley and Naomi Aitken will inspect the area to determine whether additional work is necessary to mitigate any potential erosion.
- V. Homeowners' issues/comments/concerns
  - A. 150 Mill Creek Dr.: A follow-up email was sent to the owner's daughter.
  - B. 87 Mill Creek Ct.: The attorney is filing the judgement for the covenant violations regarding the unapproved vinyl siding.
  - C. The dog waste station at Flagstaff and Gristmill continues to be over-used. Carmen will request additional servicing for this station by Doody Calls
- VI. Other business

The Board approved the preparation of a draft easement for review regarding the Biscuit Run trail on common land.
- VII. Future Board Meetings: October 8<sup>th</sup>, November 12<sup>th</sup>, and December 10<sup>th</sup>. All will be held 7-9 PM at the Monticello Fire Rescue Community room, if available.
- VIII. The meeting was adjourned at 7:57 PM.