

**Mill Creek Homeowners Association  
Board Meeting Minutes**

**September 10, 2013 - DRAFT**

**I. Convene Meeting:**

The meeting was officially convened at 7:30. Board members in attendance: Neal Grandy President and co-Treasurer, Sharon Herbert, Architectural Review Committee, Addeane Caelleigh, Newsletter Editor, Maritza Saavedra, Architectural Review Committee, Pam Riley, Common Grounds Committee, and Janet Eden, Common Grounds Committee. Absent: Brian Lewis, Co-Treasurer. Guests: Judy Wagner.

**II. Approval of August Minutes**

The minutes for August were reviewed and adopted contingent on changes submitted by Neal Grandy.

**III. Homeowners Issues/Concerns**

- **145 Spring Mountain Rd** – a prospective home buyer for this property contacted the Board to ask for approval to run a small “energy healing” business. They said they would not advertise and clients would be by appointment only. Board members discussed the zoning issue and decided to ask our lawyer Cheri Lewis to review the covenants and to write an opinion letter.

**IV. Treasurer’s Report** – The Board circulated and initialed approval of the July and August statements.

**a. Checking Account Balance** – July 31, 2013- \$56,283.16

August 30, 2013- \$55,325.98

**b. Restitution Savings Account** - August 30, 2013- \$3,626.15

**c. Directors and Officers Liability Insurance** – Neal will bring a copy of our policy to the next meeting for Board members to review and to check on the annual renewal date.

**V. Ongoing/Old Business**

**a. Web site redesign:** Brian was able to get the month to month page views for the website: April 548, May 642, June 404, July 497, August 608, Sept (partial) 250. Sharon agreed to contact the web designer she has been in discussion with and will see what \$1000 to \$1,500 will buy us in terms of a new website. She will report back to the Board via email regarding a possible timeframe for the web update.

**b. Biscuit Run Trail Meeting Oct 16<sup>th</sup>** - It will be 6:30-7:30 at the Forum Room of the Monticello High School. Set up is 6:00 to 6:30. Dan Mahon will do a slide show and/ or have other graphics to illustrate the greenway system, the proffers from the 5<sup>th</sup> Street Station development, pros and cons of a bike trail, and the process for deeding land to the county.

Outreach includes: 1) Neal will send a notices to neighbor HOAs Boards (Mill Creek South, Foxcroft, Lake Reynovia), 2) the newsletter will have an announcement for homeowners, 3)

flyers to homeowners, 4) a notice on the website, 5) Barbara will send out over the Google group listserve, 6) and Pam will send notices to our current interim Supervisor and the two candidates running for the position. Light refreshments will be served. Sharon offered to help with the event.

**c. Tree Information for Homeowners** – Janet showed the Board the packet she has assembled; Board members are helping with distribution to homeowners, door-to-door. Absentee landowners will be told that the packets are available to them but they need to request one.

**d. Mailboxes** – Sue and Addeane will review the survey list of which mailboxes need repairs or painting and second notices to homeowners will be sent. If Sue is not available, Janet or Neal will help.

**e. Legal Representation** – Karen McMillan Stemson (sp?), JD, from Cheri Lewis's office contacted Neal with some questions about our request for a review of our bylaws and covenants. Neal will talk with her and report to us at the next meeting.

## **VI. Common Grounds**

**a. Inventory of common grounds**– Janet and Pam looked at 8 small areas, including the entrance. In areas 1, 3, 4, and 5, they recommend that the vines be cut out near the road and that any dead trees be removed; the time to do this work is during the fall. Area 2 is the entrance area and they recommend that we replant where two trees went down. There was board agreement to move forward with the work and Janet will get the cost estimate from a local contractor, and Neal will contact the grass cutting team about clearing areas 4 and 5.

**b. Tree and landscape education for homeowners** – Packets have been distributed to many of the homeowners, distribution will continue over the next few weeks.

## **VII. Architectural Review Committee**

**a. 1291 Timberbranch**– the owner submitted a new fence proposal; the committee will review and report back at the next board meeting.

**b. 1348 Gristmill Drive** – Just as a point of information, the homeowners let the Board know about a driveway drainage issue that was a problem for their neighbor, the issue has been resolved.

## **VIII. Newsletter -**

**Next Edition will be mid- to late -September** – will include:

- October Mill Creek Trail meeting with Dan Mahon
- Request for website management volunteers (posting web material)
- Early notification of January Annual Meeting (3<sup>rd</sup> Wednesday of January 7:00 PM)

## **IX . New Business**

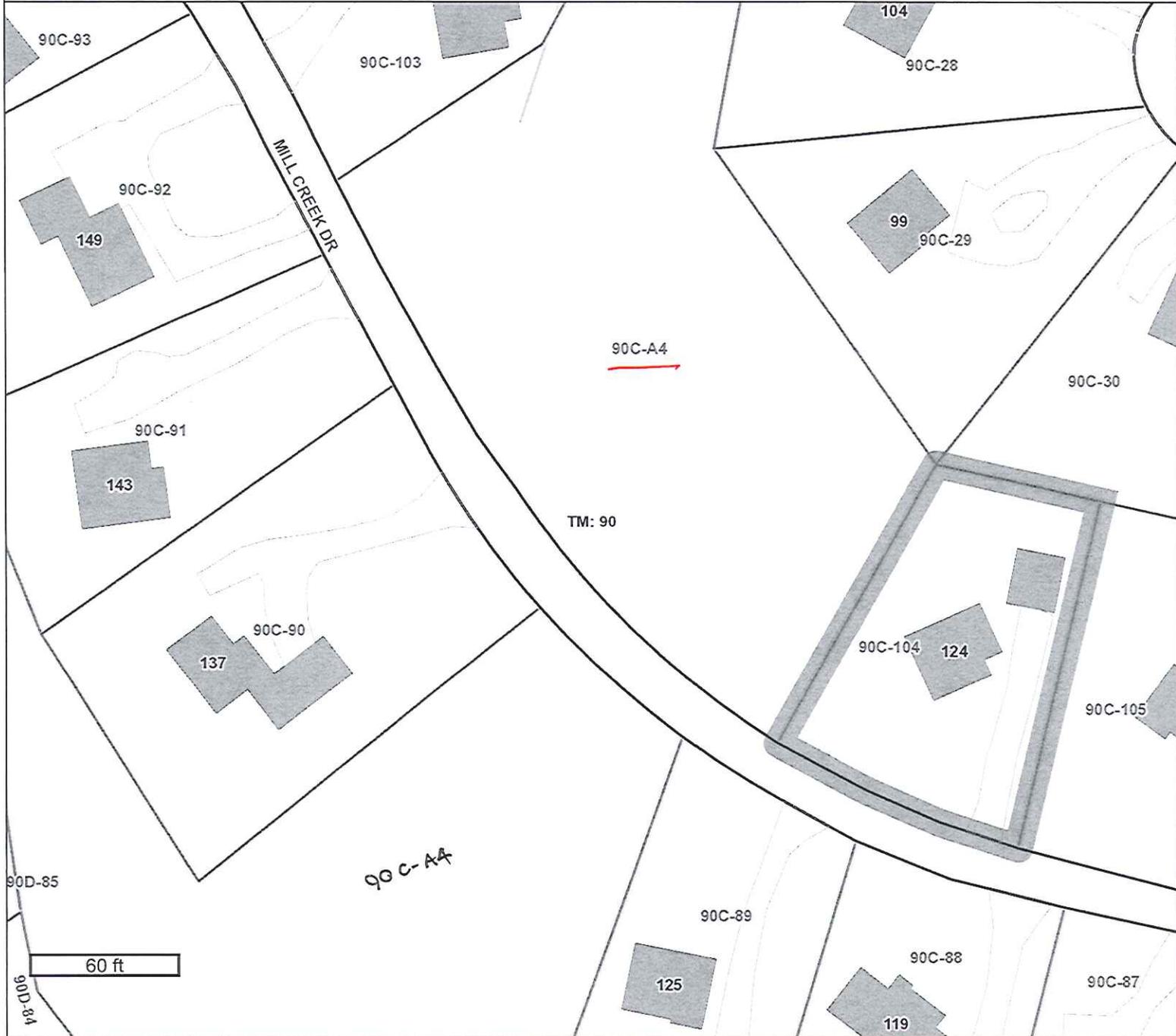
**Finding a meeting place** – the board discussed the need to have a public space regularly available for meetings, even if it requires paying a fee. Possible locations include the Korean Baptist Church (where the board used to meet) or one of the Schools (Monticello High or Cale Elementary).

**X. Date for October Board Meeting**

Next Board meeting will be Tuesday, October 8 at 7:30 PM, the site to be announced.

**XI. Adjournment** – The meeting adjourned at 8:40 PM.

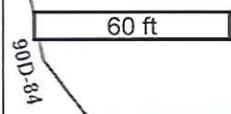
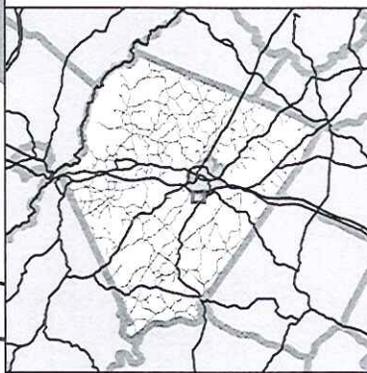
# Common Area -- Mill creek Dr.



**Legend**  
 (Note: Some items on map may not appear in legend)

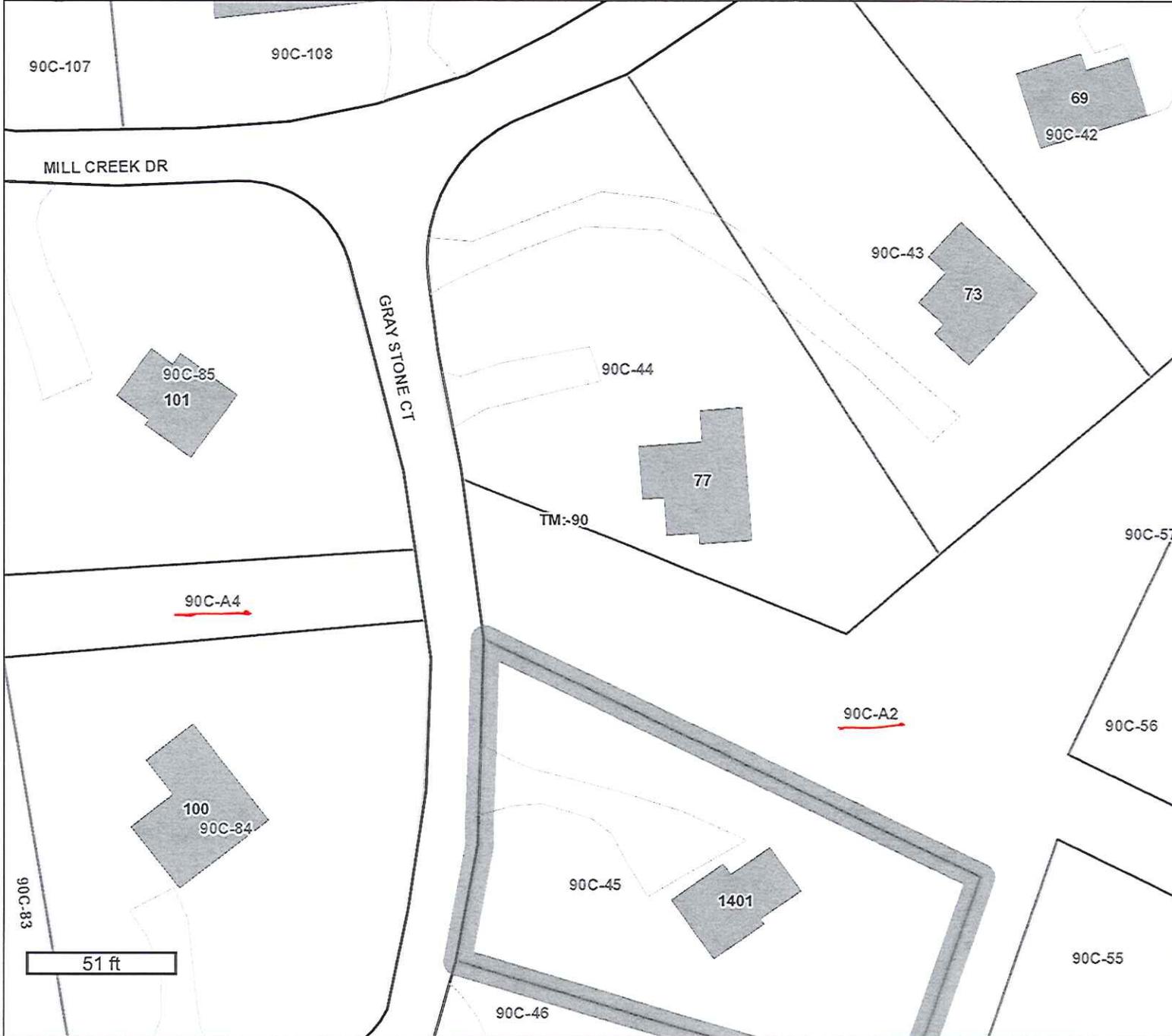
- ▣ Airport
- ▣ College/University
- ▣ Community
- ▣ Fire/Rescue Station
- ▣ Government
- ▣ Hospital
- ▣ Library
- ▣ Police Station
- ▣ Post Office
- ▣ Recreation/Tourism
- ▣ School

Parcel Info  
 □ Parcels




GIS-Web  
 Geographic Data Services  
[www.albemarle.org](http://www.albemarle.org)  
 (434) 296-5832

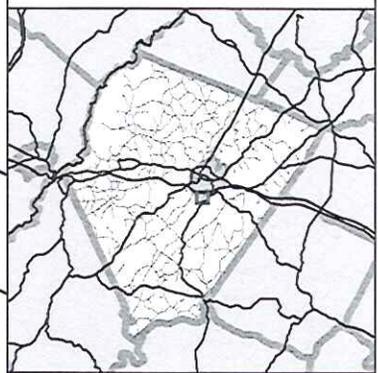
# Common Area -- Gray Stone Ct.



## Legend

(Note: Some Items on map may not appear in legend)

- Hours of Interest
- Airport
- College/University
- Community
- Fire/Rescue Station
- Government
- Hospital
- Library
- Police Station
- Post Office
- Recreation/Tourism
- School
- Parcel Info
- Parcels



GIS-Web  
 Geographic Data Services  
[www.albemarle.org](http://www.albemarle.org)  
 (434) 296-5832

# Common Area -- Copperstone Dr.

