

**Mill Creek Homeowners Association
Board Meeting Minutes -- DRAFT**

10 April 2013

I. Convene Meeting:

The meeting was officially convened at 7:40. Board members in attendance: Neal Grandy (President and co-Treasurer), Addeane Caellegh, Member-At-Large and Newsletter Editor, and Pam Riley, Member-At-Large. Absent: Brian Markot (Vice-President and co-Treasurer), Maritza Saavedra (Architectural Review Committee), and Brian Lewis, member-at-large. No quorum was established.

II. Approval of March Minutes

The minutes were not reviewed and were tabled until the May meeting.

III. Homeowners Issues/Concerns

- a. **Common area between 1420 and 1424 Grey Stone Ct.** Both homeowners sought the Board's assistance (one in person, the other in writing) in dealing with a dispute regarding tree damage, vegetation/privacy loss, and invasive vegetation in the common area between their homes. Issues mentioned included two damaged trees that one homeowner wants removed, vines and invasive autumn olive trees that the other homeowner wants removed, and the question of whether they could plant new trees in the common area for additional privacy. The Board clarified that if homeowners want more privacy they should plant vegetation on their own property, *not* in the common area. Also the Board recommended that two members do a site visit and meet with the neighbors to determine solutions to the dispute. The homeowner in attendance agreed to this process.
- b. **Political sign** – A homeowner complained that a political sign was still being displayed at 69 Mill Creek Dr. A Board member approached the renters at that home and asked them to please take it down.

IV. Treasurers' Report

- a. **Checking Acct:** Balance as of 3/29/13 is \$55,759.27. The bank statement was reviewed by all Board members in attendance.
- b. **Restitution Savings Acct:** Balance as of 3/29/13 is \$2,382.26.

V. May 23rd Biscuit Run/ Mill Creek Trail Community Meeting

The Board has arranged for an informational session on the Mill Creek trail along Biscuit Run. The meeting will take place Thursday, May 23, 7:00 - 8:30 PM in the Forum Room at Monticello High School, and is open to any homeowner in the area (including Foxcroft, Mill Creek South, Lake Reynovia and others). Dan Mahon, the County employee who has been working for many years on the County greenway system, will be the presenter. He will have slides and will cover the topics of a greenway overview, status of proffers for trail improvements from the developers of the Bent Creek Parkway development, current ownership of Mill creek trail land, the necessary steps and process of transference of ownership, and timeline of the County trail development.

The MCHOA and Foxcroft HOA Business Manager will facilitate the meeting, introduce Dan, and will suggest follow-up steps with attendees.

The room will be available at 6:00 for set-up. Light refreshments will be provided.

Outreach and marketing of the meeting will include:

- Letters to other HOAs (Neal)
- Website has Meeting Notice
- MCHOA April newsletter announcement (Addeane)
- Notices sent to all homeowners (hopefully Foxcroft will do this also—Board will do this at the May Board meeting)
- May 10th Flyer

VI. Old/Ongoing Business: Updates on Working Groups

a. **Taxes:** No update

b. **Web site redesign:** No update

c. **Mailboxes:** The Spring mailbox survey was completed and notices will be sent to approximately 38 homeowners that need to paint, repair or otherwise fix up their mailboxes.

d. **Legal Representation** – The Board agreed to contact a local lawyer who represents HOAs, with questions the Board is formulating about HOA business practices; Board leeway and responsibilities in setting rules, revising the Covenants and Bylaws; and election of the Board (among other topics). At least two board members will attend.

e. **Newsletter:** Addeane will send an email with possible topics for the next issue and will ask for responses from the rest of the board.

VII. Common Grounds Committee –

- a. **Tree packet information:** A Board member who's an arborist has suggested and is willing to put together a packet of information regarding trees in the neighborhood including tips for their care and preservation. The board will ask her to get a price for reproducing the packet for interested homeowners. New members would be provided with information and existing homeowners could also get a copy.

VIII. Architectural Review Committee – no activity

IX. New Business

The question of the election of officers for 2013 was tabled until advice could be sought from a lawyer (see above).

X. Date for May meeting

Set for May 10th at 7:30, no site has been set yet. If you'd like to attend, please contact a member of the Board. If you have an item for the agenda, please let the President know so it can be placed on the agenda.

XI. **Adjournment** – The meeting adjourned at 9:15.
