

Mill Creek HOA-August
Board Meeting
Tuesday, 8/19/25 7:00 pm
via Zoom

Rob Finley, Dan Heuchert, Jim Aitken, Naomi Aitken, Blair Carter,
Anne Golladay, Carmen Trimble, Neal Grandy, Hillary Williams

1) Convene @ 7:04 pm

- a) Approval of July minutes

2) Committee Reports

- a) Architectural Review -(Naomi)- Tree removal requests approved for 1471 Graystone, 1475 Graystone, 1303 Timberbranch, 1336 Gristmill, 105 Boulder Spring Court- new roof for 1274 Timberbranch and driveway approved for Gristmill Drive.

b) Common Grounds -(Dan) A contractor from Harrisonburg has reviewed the area and given an estimate of \$6800 to cut and remove the bamboo from the common area. We are currently pursuing additional quotes. It was suggested that we contact Thomas Jefferson Soil and Water Conservation to pursue further estimates for a cost and comparison. Neal volunteered to treat the remaining stumps with an herbicide, which would entail 3-5 years of treatment to completely rid the area of the bamboo. A motion was made and passed by the board to proceed with a contract and move forward with removal as soon as a contractor was chosen. The goal being to begin removal and treatment in the fall.

3) Treasurer's Report- (Jim)

- a) Savings and Checking balance as of 7/31/25-\$120,039.83
- b) Restitution balance-\$35,534.05

4) Office Assistant's Report-(Carmen)

a) Two payments of approximately \$1320.00 received in August towards restitution balance.

b) Still 11 delinquent HOA dues. The County Courthouse has been in disarray but is now operating normally so Carmen will file warrants in debt to those homeowners.

5) Old Business

a) Status of Biscuit Run easement-(Rob) Pete Caramanis has reviewed changes made by the county to the Easement Agreement we last submitted. He's concerned that they have not supplied an actual survey of the plat described as Exhibit B, as well as deletion/changing of provisions the HOA had submitted in their Easement Agreement to the County. There was much discussion as what steps to take to try and get this document finalized, including discussions with Deputy County Executive Ann Wall and County Supervisor Mike Pruitt. We need to have a final easement agreement before we approach our homeowners and Foxcroft.

b) Court reparation documents-In order to access those documents apparently the case must be reopened. Prior to doing that, we'll attempt to contact the involved individual for additional information.

c) Picnic plans and update-As of this meeting 56 people signed up to attend the picnic. Anne will submit invoices for all of the picnic expenditures (food, band, face painter, portapotty, tables and chairs) to the HOA for a single reimbursement check.

6) New Business

a) County drainage proposal behind Lake Reynovia and Boulder Spring Court-AKA Urban Channel Repair-currently the area floods out of the drainage area into homeowners' property. The County originally planned to clear an area of the bamboo stalks to enlarge the drainage channel. The project was to end above the property of 115 Boulder Spring Court -Chris Ledvina's. Rob responded to Brian Hermsmeier

(Water Resources Program Manager for the County) that ending above the property on Boulder Spring Court would cause increased flooding on that property. The channel behind that property is narrow and shallow and in the past flooding quickly came across the property almost into the garage. Rob stated that he felt that project should be extended by one lot across the HOA land behind that property. A meeting was held on location with the involved residents, Rob, Dan and Brian Hermsmeier. Following that meeting, the County decided to split the project into two phases. Phase 1 would include repairing the eroded channel from the beginning point to where the bamboo starts. Phase 2 would now include removal of bamboo (now having the Mill Creek HOA responsible for cutting and removing stalks), regrading the HOA property and removing bamboo roots, installing a new engineered channel, and tying into the downstream channel beyond the Ledvinas' property. Brian then stated that there were additional unknowns with Phase 2, including funding and timing of the beginning of the project. Rob is contacting the County wanting to know how the County plans to protect Chris Ledvina's property in the meantime. Also, since the HOA is now financially responsible for the bamboo removal that should free up funds to be able to proceed with Phase 2. Removal of the bamboo, along with the County ending Phase 1 above the Ledvina's property, may increase the possibility of more substantial flooding in that area.

. b) Lack of yard maintenance on some properties-Several properties in the neighborhood are not being maintained in accordance with the covenants. A list of such properties will be submitted to the board for further follow-up.

7) Next Board Meeting- Tuesday, September 23, 2025, 7:00 pm