

**MILL CREEK HOA-September
Board Meeting
Tuesday, September 23, 2025, 7:00 pm
Via Zoom**

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

- 1) Convene @ 7:03 pm
 - a. Approval of August minutes
- 2) Committee Reports
 - a. Architectural Review-(Naomi)-No new items
 - b. Common Grounds-(Dan)-The bamboo removal project has been completed after two days of work. Neal treated and is continuing to treat rhizomes. Some regrowth is expected in the spring and the suggestion of scheduling future work days to manage regrowth was discussed. Homeowners affected by the bamboo removal were pleased with the result.
- 3) Treasurer's Report-(Jim)
 - a. Savings and Checking balance as of 8/31/25-\$121,587.66
 - b. Restitution balance-\$32,894.05
 - c. Additional expenses this month-Bamboo removal-\$8380, Picnic expenses-\$2038.
- 4) Office Assistant's Report-(Carmen)
 - a. Only three outstanding dues remain.
- 5) Old Business
 - a. Status of Biscuit Run Easement-After much discussion, the board decided to request a scaled easement exhibit using GPS and GIS software to better visualize the proposed trail width and boundaries.

Neal suggested organizing homeowner walks on the proposed trail to further engage the community on the project. Of note, while the homeowner approval could be sought in Spring 2026, the Board would not sign the easement agreement until a legal plat was available and the Herndon property issue was resolved. In addition, the HOA would need 2/3 of the homeowners approval before any action was taken. If the vote failed, the project would be terminated.

- b. Court reparation documents-deferred to next month.

- c. Picnic summary-Great turnout (approximately 115 attendees).

Everyone appeared to have a great time and there was a constant line at the face painters. This was her third year painting faces at our picnic and she, once again, made the comment that "our" children were some of the nicest and respectful that she has worked with.

6) New Business

- a. Lack of yard maintenance on some properties-Rob offered to do some maintenance on one yard, as he has some insight into the particulars with that property. Neal will continue monitoring properties. The ARC typically only responds to complaints rather than proactively seeking violations.

- b. BrightSpeed internet tear up coming-Apparently installation of new internet cables in nearby neighborhoods has caused landscaping problems. Rob stated that VDOT suspended BrightSpeed's permit for 30 days as a result from complaints in those neighborhoods. It was brought up that we have limited options to stop or mitigate the installation as the cables are installed on VDOT ROW. Blair is going to further investigate if we can take any recourse.

7) Next Board Meeting-Proposed: Tuesday, October 21, 2025, 7:00 pm

Adjournment-8:28 pm