

Mill Creek HOA  
Annual Meeting Minutes  
Wednesday, April 16, 2025 7:00-9:00 pm  
County Office Building, Room A

Participants:

Rob F, Dan H, Jim & Naomi A, Blair C, Anne G, Carmen T, Neal G, Tim P, Pam R, Mark D, Leigh W, Michael C, Carol C, Larry P, Bill S, Tish J, Brian & Ann L, Glen M, Mary Anne L, Peter M, Naomi I, Melanie B, Lisa C, Susan P, Sterling B, Lisa D, Jeff S, Holly C, Adele P, Joyce K, Ken W, Andrei K, Ann C, Marvin & Peggy S, Helen M, Kiran L, Samuel A

- 1) Convene - Rob Finley
  - a. 7:05 pm
- 2) Introduction of Board members- Rob and members
  - a. Board members will continue.
- 3) Update on Biscuit Run Park and 5<sup>th</sup> Street Trail Hub- (Tim Padalino-Albemarle County)
  - a. Tim had a power point presentation describing the different phases of the Biscuit Run Park Project
  - b. This presentation provided information regarding planned trail expansions, a bike-only area (in partnership with the C'ville Area Mountain Bike Club) with jump lines, slaloms, drops and other features, grass athletic fields, an ADA accessible terrace with vistas of Carters Mountain and the Southern Albemarle Rural Historic District. In addition, a second public entrance on the northers portion of the park at Hickory Street. On street parking and an ADA-accessible paved pathway will lead to a 220' long bridge for pedestrians and bikers.

- c. Stream restoration to reduce erosion and increase wildlife habitat.
- d. Questions from participants included parking issues and lighting of the athletic fields.

4) Update on Greenway Easement Negotiations- Rob Finley

- a. HOA Easement Committee consists of Rob Finley, Naomi Aitken, Neal Grandy and Adele Plunkett
- b. Rob had a detailed power point presentation regarding negotiations with the County which included key responsibilities of the County and the HOA.
- c. These will be posted on the HOA website
- d. Steps remaining for completion of the easement 1) County must respond to our attorney's modifications of Easement provisions 2) Final language must then be agreed to and a finalized survey plat added for approval by the Mill Creek HOA board. The board will take into consideration what the status may be of a similar easement through Foxcroft common land. 3) The complete board-approved Easement document must be provided to Mill Creek homeowners for their review and comment. FINAL approval of the Deed of Easement requires a documented 2/3 affirmative vote by Mill Creek Homeowners.

5) Treasurer's Report- Jim Aitken

- a. 2023- year end balance between checking and savings \$90,762.31, 2024- \$102454.05, 2025-year to date \$123,664.88
- b. Differences between 2023 and 2024- no big expenses for downed trees in common area and cancellation of the annual picnic due to weather issues.

6) Architectural Review Report- Naomi Aitken

- a. In the past year the ARC has received requests for 1 deck replace, 3 fences, 1 shed, 1 home addition for office, laundry room and screened porch, 2 poured /stamped sidewalks, 1 roof replacement and 9 tree removals.
- b. The ARC has responded to homeowners inquiries regarding mailbox replacement/paint and use of LP Smartwood
- c. They have also received over 9 complaints of issues including unkempt lawns/homes, abandoned cars, dogs off lease and property line issues.
- d. REMINDERS to homeowners-1) any changes to the property/exterior of your home require prior ARC approval 2) It's the homeowner's responsibility to know their property lines and to work collaboratively with their neighbors to avoid disputes 3) Mailboxes must be kept in good shape and painted Shore Beige. The HOA will provide the paint. 4) Any live tree with a diameter greater than 3 inches requires prior approval before having it taken down 5) When repainting your home be sure to take the HOA paint notebook with you to be certain that you get a color match. Sherwin Williams on Berkshire will give you a discount on the paint purchase if you tell them you live in Mill Creek.

#### 7) Common Grounds Report - Dan Heuchert

- a. The common area is intended to be a wild buffer between the lots and neighborhoods. It also provides a habitat for the wildlife as well as privacy for the homeowner.
- b. Nothing is to be altered or removed in the common area without HOA approval.

- c. Trees cut down in the common area due to potential damage to life or property will be left in the common area due to the expense of having them removed.
- d. Mill Creek does not have a maintenance crew. Any work performed in the common areas is either done by volunteers or professionals hired and paid for from HOA dues.

8) Office Assistant- Carmen Trimble

- a. Motion to retain board members-approved and seconded by attendees.

9) General Discussion

- a. The majority of discussion centered around the Biscuit Run project. Issues regarding parking, increased activity in the area, lighting for the park, width of the path, protection of native plants, bicycle etiquette were all discussed at length.

10) Adjournment 9:05 pm