

MILL CREEK HOA  
Board Meeting Agenda  
Tuesday, June 18, 2024, 7:30 p.m.  
Via Zoom

Rob Finley, Jim Aitken, Naomi Aitken, Anne Golladay, Neal Grandy,  
Carmen Trimble

1) Convene @ 7:33 p.m.

a. May minutes approved

2) Committee Reports

Architectural Review-(Naomi)

a. 1256 Timberbranch-privacy fence

b. 1286 Gristmill-addition of office/laundry room and  
screened porch

c. Two previously approved additions (Graystone and Alpine  
Court) have been delayed due to permits

Common Grounds-

a. Neal visited the common ground area at 113 Mill Creek  
Drive to check out a Tulip Poplar that had concerned the homeowners.  
His thoughts were that at the present time the tree didn't seem to  
present any threat, but asked the homeowners to notify the HOA  
should the situation change.

b. Surveys were completed on Copperstone, Mill Creek Drive  
and Alpine Court.

c. This fall/winter we'll have a crew of volunteers to help  
clean up these areas as well as the plant overgrowth at the entrance.

d. Unfortunately, the matter of the corner pin between the  
Lake Renovia homeowner and the Alpine Court/common area has not  
been resolved. The Lake Renovia homeowner feels that the corner pin  
was not placed correctly initially. The Mill Creek HOA has done their  
part in having that area resurveyed. Perhaps the Lake Renovia

homeowner will have their area resurveyed and we can look at the situation again then.

### 3) Treasurer's report-(Jim)

- a. No statement from Carmen or the surveyor yet
- b. Bank balance \$115,000- (checking & saving)
- c. Restitution balance-\$39,612.85

### 4) Old Business-(Rob)

a. Rob, Naomi, Neal and Adele will meet the Foxcroft's HOA president Michael Bronez and his easement committee on Tuesday, July 16, 2024.

b. Rob will touch base with Tim Padalino to see if any further progress has been made regarding the sale/purchase of the Herndon property.

### 5) New Business

a. A homeowner on Timberbranch has a large camper parked in the driveway. Several neighbors are unhappy with the situation and asked the board if anything could be done to rectify this.

b. The board spent a great deal of time discussing the issue. The Covenants state that no trucks larger than a  $\frac{3}{4}$  ton pickup can be parked in the driveway of a home. As far as recreational vehicles, trailers, campers etc.-if they are registered they are allowed.

c. Since this is in the Covenants it would take a majority vote of the Mill Creek Homeowners to amend the Covenants and this can be proposed at our yearly April 2025 meeting if that is the direction we want to take.

d. Naomi is going to draft a letter to the homeowner stating that her neighbors were unhappy with the large vehicle in the driveway and asked if the HOA board could act on it. She will inform the owner that while she is allowed to park her vehicle there, both the trailer and van must fit in the driveway and not extend beyond the end of her

driveway. As well, both must have current inspections and registration remaining in good working order. In addition, the homeowner was informed that there may be a movement to amend the Covenant to disallow trailers in the neighborhood. If approved, she would be required to store it off site.

6) Next Board Meeting

Proposed for **Wednesday**, July 17<sup>th</sup>, 2024 at 7:30 p.m.

7) Adjournment- 8:48 p.m.