

Board Meeting Agenda

Tuesday, December 17, 2024, 7:00 p.m.

Rob Finley, Dan Heuchert, Jim Aitken, Naomi Aitken, Blair Carter,
Anne Golladay, Carmen Trimble

1) Convene @ 7:33 p.m.

- a. November minutes approved

2) Committee Reports

Architectural Review-(Naomi)

- a. No new business

Common Grounds- (Dan)

- a. Jennifer Rankin, HOA President for Village Homes @ Mill Creek contacted our HOA regarding invasive vines and potential tree issues on a couple of properties of theirs that back up to some Mill Creek properties, and possibly a small stretch of Mill Creek Common Ground. She posed the possibility of meeting with her and James Walker (Bartlett Tree) to see if we would be interested in having any tree/vine work done when Bartlett would be working in Village Homes. Rob responded to Jennifer on 12/4 with a screenshot of the land boundaries on the Albemarle County GIS system. There is one area of common ground adjacent to 1225 Copperstone Drive. Rob stated that The board would be happy to meet with her to evaluate the situation and see what we could do in the common area adjacent to 1225 Copperstone Drive. He asked her to let him know when she would be available to meet and he would inform our board members. To date, I don't believe Rob has received a response from that last email.

3) Treasurer's Report -(Jim)

- a. Bank balance-\$102,312.85 (checking and savings)
- b. Restitution balance- \$38,253.25. (no change from last month)

c. Jim has asked Carmen for her hours to be entered and expensed before the year end.

d. 2024 budget was underspent by \$1400- no need to raise dues in 2025.

4) Office Assistant's Report- (Carmen)

a. Issues with dues for three accounts-166 Spring Mountain Road, 96 Mill Creek Court and 168 Mill Creek Drive. She was considering physically delivering a message to the Mill Creek Drive address. Rob suggested she send an e-mail to the three accounts asking if they had better contact information. Rob noted that someone must be paying rent on the Spring Mountain Road property, suggesting that the issue might be with contact information rather than the account.

b. Carmen is working on a dues template for printing. Rob will add a brief newsletter with the dues notice and send his draft for review.

c. Carmen also brought up the Beneficial Owner Information Report. It is currently on hold due to an injunction. Once the injunction is lifted, the January deadline will be in place. There were concerns raised about the privacy implications of this filing. Jim will look into the filing requirements for HOAs.

5) Old Business

a. Biscuit Run had their Grand Opening of Biscuit Run Park on December 14. Rob had the opportunity to converse with Ann Wall, the Deputy County Executive, about the ongoing efforts to make progress on a project that has been stalled for 6-7 years. The Board agreed that Rob go ahead and schedule a meeting with her to express our concerns and seek her support.

b. Some additional changes to our easement agreement would be to align the official hours of the trail with the park's official

hours 7 a.m. to dark rather than 5 a.m. to 11 p.m. Rob will attempt to set up a meeting with Jim, Naomi, Adele and Neal prior to January 15th to make any changes to the easement.

c. Mike Bronez-Foxcroft HOA president contacted Rob regarding our easement requests. He is interested in moving in a direction that will benefit the neighborhood and appease those opposed to the trail. It's inevitable that the trails by the neighborhoods will be much more heavily traveled.

6) New Business

a. Excessive traffic and speeding on Mill Creek Drive was brought up again. Blair suggested getting more 25 speed limit signs. Traffic from Peabody School continues to be an issue-especially around the 8 o'clock hour. Blair volunteered to speak with the principal again. Rob will contact the county police about enforcing speed limits on Mill Creek Drive, particularly between 8-8:15 a.m. when school and work traffic is heaviest.

b. Jim will look into Capital Sheds regarding purchasing one for Mill Creek. Several board members have been storing HOA supplies in their homes and a shed is seriously needed. This will be discussed further in the January meeting.

7) Next Board Meeting-Tuesday, January 14, 2025, 7:30 p.m.

8) Adjournment- 8:19 p.m.