

Mill Creek HOA

Annual Meeting Minutes

Wednesday, April 20, 2016
Monticello High School Media Center

- I. The meeting was convened by Jim Aitken, President, at 7:05 PM. Jim introduced the current board members and thanked the board nominees for their willingness to serve the association.

- II. Treasurer's report
Jim Aitken presented an overview of the HOA financials. At the close of the first quarter of 2016, the checking account balance was \$78,262.15 and savings account balance was \$9,921.35. Three lots have outstanding dues owed for 2015; eight lots have unpaid dues for 2016. Expenses include grounds maintenance, dog station supplies, electricity for the entrance sign lights, tax and accounting services, office manager services, insurance, postage and delivery, printing, website support, and office expenses.

- III. Committee reports
 - A. Architectural Review Committee
Naomi Aitken, ARC Chair, reminded homeowners that forms and instructions for home renovations and live tree removals can be found on the website at millcreekhomeowners.org. Notebooks containing samples of approved paint and stain colors can be obtained directly from her.
 - B. Common Grounds Committee
The bollards and chains blocking the fire road/trail between Mill Creek and Lake Reynovia are in disrepair. The Board is in the process of determining who owns and is responsible for maintenance of the road. VDOT has denied having ownership of this parcel.
 - C. Election Committee
Brian Lewis and Nancy Meserve, Election Committee Co-chairs, reported that thanks to the strong turnout for the meeting and the number of proxy votes received in advance, there was sufficient representation at the meeting for a legal election! This is only the second time in Mill Creek HOA history that this has occurred. There are six well qualified candidates for the Board of Director vying for a maximum of five positions.

- IV. Homeowners' issues/comments/concerns
No new issues were discussed.

V. Old/ongoing business

A. Annual Update/State of the HOA

Jim Aitken, President, said the HOA is financially strong and there is great talent among the Board candidates. As costs increase, dues may have to be raised in the near future. Any such increase would be capped at 10% per year. Of the 214 properties in Mill Creek, approximately 30 are believed to be non-owner occupied as rental units. It was noted that rental units are not always maintained at the same caliber as owner-occupied properties. As the number of rental units increases, there is concern that the quality of the neighborhood will decline. The Bylaws and Covenants do not restrict rental activity. To change the Covenants would require a yes vote of 2/3 of all homeowners, making it unlikely that change will be possible via this route. Nancy Costanza offered to research this issue further.

B. Area planning

1. Pam Riley, Albemarle County Planning Commission, reported that a new bus route servicing our area will be coming soon. It is projected to loop from 5th Street Station, through Mill Creek, and on to PVCC.
2. Pam also noted that Jane Ditmar, former County Supervisor for our area, was instrumental in securing funding for sidewalk improvements in the Avon Street corridor.
3. Dan Heuchart, Co-chair of the Southern Area Community Advisory Committee, noted that the 5th and Avon Community Advisory Committee had been developed to advise the County supervisors on implementing the Master Plan. This committee had no formal legislative role; rather, it makes recommendations based on local community input.
4. Rick Randolph, County Supervisor, offered his thanks to Mill Creek residents for their willingness to serve within their own neighborhood and their involvement in the greater community. He confirmed that the County is exploring the option of moving County offices and the court system away from the downtown Charlottesville area, partially in response to a lack of parking. Possible locations include land on 29 North and land behind the Monticello Fire and Rescue building. The sale of existing properties could fund such a move. It is important to note that this is an exploratory process at this time and no decisions have been made.

C. 2016 Budget

Jim Aitken reviewed the 2016 budget, which was developed using 2015 actual expenses. As the neighborhood ages, additional expenses may need to be allocated for maintenance of common grounds.

VI. New business

A. Mill Creek-Lake Reynovia Connector Trail

Plans are being discussed for the development of a trail system to connect the city of Charlottesville, the County of Albemarle, and the local parks. A new trailhead in the 5th Street Station is being built. Pathways through common areas in Fox Croft and Mill Creek may be considered for incorporation into a trail system. Questions to be considered include whether this land is suitable for a trail, who would retain ownership of the land, and who would be responsible for maintenance. A Mill Creek resident expressed concern that such decisions should be made by more than just a five-member panel on the Board.

B. Parking, speeding, and roadway issues

1. Speeding on neighborhood roads remains an ongoing concern. The Board has investigated a number of speed control measures, including speed humps, additional signage, rumble strips, and police presence and enforcement. The Board may hire Albemarle County police to run radar.
2. A question was raised about repairing the subdivision's roadways. VDOT has an online system for reporting potholes. Anyone may use this system. Brian Lewis will inquire with VDOT as to the procedure for having the roads repaved.

C. 2016 Board of Directors Election

The following directors were elected to the Board:

- Leigh Wion
- Ben Whitmer
- David Golladay
- Robert Finley
- Kevin Palm

The new Board members will elect officers at their next meeting.

VII. The meeting was adjourned at 9:10 PM.