

MILL CREEK HOA

Board Meeting Minutes

Tuesday, June 17, 2025, 7:00 pm

Via Zoom

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

1) Convene @ 7:07 p.m.

- a. Annual meeting (April 16th) minutes approved

2) Committee Reports

- a. Architectural Review (Naomi)

Requests

- Shed, replace deck, screened porch and mud room addition- 1256 Timberbranch
- Fence replacement-149 Mill Creek Dr.
- Privacy fence- 178 Bryan Ct.
- Tree removal-1378 Gristmill Drive, 1463 Graystone Ct.

- b. Common Grounds- (Neal)

Neal and Carol Cutler met with two County employees about the stream that feeds the sediment pond. A large branch had fallen and blocked the stream, causing some flooding. She had reported it to the County in January with no response. Neal removed the blockage so that the stream was flowing, but felt the County still had some maintenance responsibility based on the sediment pond easement agreement (of which we now have a copy). The County's only concern is the overflow structure in the pond being blocked, or anything that could jeopardize the integrity of the dam. Basically, they were not concerned about the inlet stream, but agreed that we were free to remove debris as we saw fit. A little more work needs to be done in that regard, and Neal will address that need in due course.

3) Treasurer's Report-(Jim)

- a. Checking and Savings-\$123,131.25
- b. Restitution balance-\$35,534.05

4) Office Assistant's Report-(Carmen)

- a. Deferred to next month

5) Old Business-(Rob)

- a. Upcoming easement meeting with County June 27,
  - i. Rob, Naomi, Neal and Adele will be meeting with the County regarding the
  - ii. Caramanis-reviewed version of the easement we gave them back in March.
- b. It's been 3 months since we sent our easement with Pete's suggestions- regarding parking, surveying plats and damages. This meeting will be their response to these changes.
- c. If the county accepts our changes then we will notify Foxcroft that we have a working easement agreement with the County.
- d. To date, no information has been forthcoming regarding Foxcroft's easement with the County.

#### 6) New Business-

- a. Bamboo removal.

Mark has been battling a bamboo infiltration into his yard from the common area for several years. It has gotten to the point where he is looking for some assistance from the HOA in gaining some ground with eliminating/reducing the bamboo that most affects his property. Neal has written to Jacob Edel, who is PRISM's (Regional Invasive Species Management) regional expert on invasive species and a certified herbicide applicator looking for any insights, ideas or recommendations he can provide on dealing with bamboo.

In general, we talked about trying to deal with one section of the bamboo in Mark's area. We discussed paying a contractor to cut the bamboo and haul it away, and having a certified herbicide applicator treat the cut stumps with an appropriate herbicide-likely either glyphosate (Round-Up) or triclopar. When we hear back from Jacob Edel we'll pursue the issue further.

- b. Review of court restitution documents.

There has been some concern that perhaps restitution has not been kept up in according with the court orders. Blair will investigate what, if any, options we have regarding the issue.

- c. Annual picnic

Anne has chosen the dates of 9/06/25 and rain date of 09/14/25 for our annual HOA picnic. She has contacted Foxcroft HOA for permission to use the grassy area between the subdivisions on those dates and that has been granted.

She has been in contact with a band and face painter for those dates and they have been confirmed. More information will be forthcoming during the next couple of months.

#### 7) Next board meeting- Tuesday, July 15, 2025, 7:00 pm

#### 8) Adjournment- 8:13 pm