

## Board Meeting Minutes

Tuesday, March 18, 2025 7:00 p.m.

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

### 1) Convene @ 7:03 p.m.

- a. February minutes approved

### 2) Committee Reports

#### Architectural Review-(Naomi)

- a. 119 Mill Creek Drive, deck approved
- b. It was noted that trees are being taken down without prior ARC approval. A reminder will be posted on the Mill Creek home page that removal of a live tree greater than 4 inches in diameter requires approval from the ARC.

#### Common Grounds- (Dan)

- a. No new business

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

- a. January balance-checking and savings-\$114,689.96

### 4) Office Assistant's Report- (Carmen)

- a. 175 dues have been received for 2025. Warrants in debt will be issued May 1<sup>st</sup> for the remaining outstanding dues. The cost of the warrant is passed on to the individual homeowner.

### 5) Old Business

- a. A review of easement comments from the attorney was made. More specific changes in wording were suggested regarding motorized vehicles, parking issues as well as a finalized plat showing the portions of Mill Creek common area that would be subject to the easement.

b. Rob will make the necessary revisions and share with the board for any comments/changes. He is hoping to send this revision to the County within a couple of days.

c. It was decided to wait to hear back from the County before sharing this with Foxcroft.

#### 6) New Business

a. Rob and Carmen will look into any insurance needs prior to our April 16, 2025 annual HOA meeting. It hasn't been decided yet if that will be in person or through Zoom.

b. With streambank "restoration" throughout the Biscuit Run area, concerns were made regarding increased silt and sediment deposits on HOA property. It was suggested that the HOA could undertake having total suspended sediments run- with getting 2-3 baseline samples. It would most likely cost \$37 per test. Neal suggested that perhaps the Rivanna Conservation Alliance might be able to do this at no cost. He will investigate that possibility.

c. It was decided by the board that the HOA had no responsibility for the costs incurred in the tree removal between the private property of two homeowners.

#### 7) Next Board Meeting

a. Proposed: Tuesday, April 8, 2025 @ 7 p.m. in preparation for the annual meeting on April 16, 2025 at 7 p.m.

#### 8) Adjournment -8:25 p.m.