

Mill Creek HOA

Board Meeting Minutes

Tuesday, March 21, 2017
Monticello High School Media Center

Attendees: David Golladay, Ben Whitmer, Rob Finley, Naomi Aitken, Nancy Costanza, Chris Ledvina, Abby Poole, and Carmen Trimble

- I. The meeting was convened at 7:00 PM by David Golladay, Vice-President.
- II. The February 2017 minutes were reviewed and approved.
- III. Treasurer's report
 - A. Ben Whitmer, Treasurer, presented the Treasurer's report, and it was approved.
 - B. Fourteen properties have outstanding dues. Delinquent notices will be sent out April 1st.
- IV. Committee reports
 - A. Architectural Review Committee
 1. The removal of three trees was approved for 101 Mill Creek Dr. A fourth tree is under additional review.
 2. A porch proposal for 1342 Gristmill Dr. was approved.
 3. In response to a question regarding window frame color, the ARC determined that white frames are acceptable.
 4. The landscaping panels at 1348 Gristmill Dr. have been installed and are ready for a final inspection.
 5. Damaged trees at 163 Spring Mountain Rd. were removed.
 - B. Common Grounds Committee
 1. The Board discussed the possibility of posting signs at the prime locations where folks could cross from the trails to private property or common areas. Nancy Costanza provided examples of potential signs. A decision was made to order ten "No Trail Exit" signs.
 2. Clean up of storm damaged trees continues.
- V. Homeowners' issues/comments/concerns
 - A. Chris Ledvina reported that stormwater flow is a problem behind homes near 115 Boulder Spring Ct. The vegetation screen between Lake Reynovia and Mill Creek was removed during a recent stormwater control project in this area by the County. Chris has proposed that this area be reviewed for increased control of the runoff and that the vegetation screen be restored.
 - B. The owner of 87 Mill Creek Ct. was granted an extension until March 31, 2017 to develop a remediation plan for removing vinyl siding and replacing it with an ARC approved siding. If no response is received by the deadline, an attorney will be hired to address this non-compliance issue.

- C. The owners of 150 Mill Creek Dr. have been instructed to remove their invisible fence from the common grounds adjacent to their property. The property line has been marked.
- D. A camo colored shed at 1268 Gristmill Dr. has been repainted an acceptable color.

VI. Old/ongoing business

A. Mailbox maintenance initiative

Nancy Costanza and Leigh Wion have surveyed all the mailboxes in the neighborhood and have identified which ones need maintenance. They will review this list and prepare a guidance document to send to the homeowners.

B. Annual Meeting Planning

The Annual Meeting will be Wednesday, April 19th. Electronic and mailed notices will be sent out to the homeowners. Discussion topics were delegated to each Board member. Topics include the Mill Creek yard sale, trails, community issues, and reports from the Treasurer, ARC, and Grounds Committee.

C. Traffic study at Mill Creek Dr. and Avon St.

VDOT will be reviewing the traffic patterns at this intersection, particularly during peak hours in the morning and evening, to see if adjustments to the traffic signal cycles are needed.

D. Office Manager Report

Homeowners Disclosure Packets were prepared for three properties.

VII. Next Board meeting: April 18, 2017, 7:00 PM, Monticello High School Media Center

VIII. The meeting was adjourned at 8:54 PM.