

Mill Creek HOA

Board Meeting Minutes

Tuesday, October 18, 2016
Monticello Fire & Rescue Station

Attendees: Leigh Wion, David Golladay, Ben Whitmer, Naomi Aitken, Neal Grandy, Nancy Costanza, Sandy Finley, Chris Ledvina, Abby Poole, and Carmen Trimble

- I. The meeting was convened at 7:04 PM by Leigh Wion, President.
- II. Minutes were approved for September 2016.
- III. Treasurer's report
 - A. Ben Whitmer, Treasurer, presented the Treasurer's report and it was approved.
 - B. A review of the restitution transactions shows that payments are on schedule and up to date. Neal Grandy will locate the original judgement to review the restitution terms. Ben Whitmer will see if there is a way to obtain a copy of the tax return to ensure the restitution payment reflects the actual income reported.
 - C. The HOA may need to raise dues in order to cover rising costs, legal fees, and additional common grounds maintenance.
- IV. Committee reports
 - A. Architectural Review Committee
 1. A tree removal request has been received for 1363 Gristmill Dr.
 2. A proposal for new windows and doors at 1378 Gristmill Dr. has been received.
 3. New windows for 1348 Gristmill Dr. were approved and the work has been completed.
 4. A shed on common ground behind 1348 Gristmill Dr. has been removed.
 5. A deck replacement was approved for 87 Mill Creek Ct.
 - B. Common Grounds Committee
 1. Davis Lawn Care provided estimates of \$150 to remove a leaning tree near the culvert on Mill Creek Dr. and \$90 for pruning and general clean-up around the entrance sign. This work was approved by the Board.
 2. Estimates to clear drainage culvert area adjacent to 150 Mill Creek Dr.
 - a. Marshall and Sons presented an estimate of \$1,350. Plants would be removed completely and no chemicals used.
 - b. Davis Lawn Care presented an estimate of \$300. The work was awarded to Davis Lawn Care.
 3. Mill Creek Dr. culvert
Mr. Lockledge reviewed the stream and culvert under Mill Creek Dr. and recommended to VDOT that the culvert be replaced with a fiberglass liner. There will be no cost to the HOA. VDOT has not yet received the recommendation.

4. Gristmill/Alpine stormwater repair and pavement repair
Vegetation growing in the culvert caused water to spill out, eroding the pavement, and to pool in places, causing potholes. VDOT removed the vegetation, graded the road edge, and repaired the road surface.
5. Boulder Spring Ct.
Rain has delayed the work in the Boulder Spring Ct. area.
6. Damage to Mill Creek entrance sign area
The entrance sign landscaping was damaged in a recent automobile accident. The HOA will obtain the police report for the accident and investigate the possibility of seeking compensation for the repair from the driver's insurance company.
7. 150 Mill Creek Dr.
The survey of the common area adjacent to this property revealed that a portion of the homeowner's invisible fence was on HOA common ground. A letter will be sent to the homeowner requesting removal of the invisible fence from the HOA property.
8. Nancy Costanza will inquire with VDOT about adding white lines at the intersection of Mill Creek Dr. and Gristmill Dr.

V. Homeowners' issues/comments/concerns

A. 96 Mill Creek Ct.

The owner was seeking information regarding a possible land swap agreement with the HOA back in 2007 when a deck that encroached on the easement was added to their home. Research on this matter has yielded approval for the deck, but no information about a land swap has been identified.

B. 1468 Gray Stone Ct.

1. The dilapidated mailbox has been replaced.
2. One of the owners of record for this property had asked to be removed from our records following their divorce. This person was advised that the HOA cannot do so until the proper paperwork legally releasing them from ownership of the property has been filed with the Albemarle County Courts.

C. 87 Mill Creek Ct.

Leigh Wion consulted with attorney Frank Buck regarding the how much time to allow for the removal of the unapproved vinyl siding from this home. There are no standard guidelines. It was suggested that the homeowner contact the contractor who performed the work to see if they could remove the siding and use it elsewhere, thereby potentially saving the homeowner some money. Nancy Costanza will check with the Albemarle County building office to see if they have any guidance to offer.

D. 112 Boulder Spring Ct.

A complaint was received regarding excessive yard debris A notice was sent to the owner requesting that the debris be removed. A copy of the letter will be sent to the tenant.

E. 42 Mill Creek Dr. and 1278 Quail Xing

Per restrictions in the Mill Creek Covenants against signs of any sort, the owners of 42 Mill Creek Dr. and 1278 Quail Xing were sent letters requesting the removal of the political signs from their yards.

F. Newsletter

The Board is considering creating a one-page newsletter that would address common concerns and potentially alleviate problems from developing in the future. Topics might include yard maintenance, mailbox upkeep, debris in common areas, guidelines for pet clean-up, roadway and pedestrian safety, and website resources.

VI. Old/ongoing business

A. Officer Manager Report

Homeowner disclosure packets were sent to 142 Spring Mountain Road and 1452 Gray Stone Court.

B. Website

1. The webmaster will be asked to disable personal email links for folks who make contractor recommendations.
2. A request to place a Facebook link on the Mill Creek website was denied because it is not an HOA maintained page.

VII. New business

A. Sidewalks on Avon St. and Southern Parkway

Sidewalks are being planned for several stretches of Avon St., including Stoney Creek Dr. to Avon Park, Mill Creek to Lakeside Apartments, and Mill Creek to Cale Elementary School. The option of a crosswalk in front of Cale Elementary is being considered. A sidewalk from Mill Creek Dr. to the I-64 bridge (on the west side of Avon St.) may be considered in the future.

B. Budget Planning meeting

It was determined that no separate budget planning meeting needs to be held. Ben Whitmer will share budget planning resources with the Board via email for discussion at the next Board meeting.

C. Mill Creek response to Connector Trail plans

In light of local efforts to connect existing trails in Albemarle and Charlottesville with other trails on privately owned property, and ultimately with trails in Biscuit Run State Park, the Board feels it is prudent to begin exploring the impact such plans will have on Mill Creek and the HOA's position on such plans.

VIII. Next Board meeting: December; date and location TBD

IX. The meeting was adjourned at 8:50 PM.