

Mill Creek HOA

Board Meeting Minutes

Tuesday, September 20, 2017
Monticello Fire & Rescue

Attendees: Leigh Wion, David Golladay, Ben Whitmer, Rob Finley, Nancy Costanza, John Costanza, Abby Poole, Chris Ledvina, and Carmen Trimble

1. General
 - a. The meeting was convened at 7:01 PM by David Golladay, President.
 - b. The July board meeting minutes were reviewed and approved.
 - c. The next meeting will be October 17th, 7 PM, at Monticello High School

2. Common Grounds
 - a. There is concern that the bridges constructed in the common areas may expose the HOA to liability or to adverse possession issues. Ben Whitmer will contact our insurance company for their guidance. Rob Finley will draft a document outlining these concerns so that the HOA can explore potential options for legal counsel. The HOA does not know who constructed the bridges and did not approve them.
 - b. A large tree on common ground behind 1348 Gristmill is dying and leaning toward two properties and needs to be taken down. Approval was granted for Jimmy's Tree Service to cut down the tree and remove the debris for \$250.

3. ARC
 - a. Two tree removals were approved for 1321 Timberbranch Ct.
 - b. The removal of four trees was approved for 1261 Timberbranch Ct.
 - c. Several known rental properties in the neighborhood are not being maintained as well as they should. The HOA will continue to reach out to homeowners and property managers to educate them on the requirements set forth in the Covenants in order to achieve compliance.
 - d. There is no update on the remediation plan for the house with vinyl siding on Mill Creek Ct.

4. Treasurer's Report

Ben Whitmer, Treasurer, presented the Treasurer's report, and it was approved.

5. Attorney Hire

The Board is investigating hiring an attorney to assist with several matters, including the bridge issues mentioned above and several ARC non-compliance issues. No decisions have been made yet.

6. Speeding Issues

The speed control sign is up and working on Mill Creek Dr. Congestion and illegal U-turns on Mill Creek Dr. remain a problem during the morning commute.

7. Office Manager

A statement that solar panel installations must be reviewed and approved in advance by the ARC is included in the Disclosure Packet. The guidelines themselves will be added to future packets and are currently available on the Mill Creek website.