

Board Meeting Agenda
Tuesday, October 15, 7:30 p.m.
Via Zoom

Rob Finley, Jim Aitken, Naomi Aitken, Blair Carter, Anne Golladay,
Carmen Trimble

1) Convene @ 7:31 p.m.

- a. September minutes approved

2) Committee Reports

Architectural Review-(Naomi)

- a. 310 Timberbranch-tree removal request approved
- b. 209 Alpine Court-potential landscaping projects but no plan submitted as of yet. Will meet with homeowner to discuss potential projects.

Common Grounds- (Dan)

- a. Homeowner sent email to the board regarding "a dangerous situation in the Mill Creek common area that could damage homes". Dan will contact the homeowner and evaluate the problem area.

3) Treasurer's Report -(Jim)

- a. Bank balance-\$105,081.12 (checking and savings)
- b. Restitution balance-\$1,359.60 received-balance is \$38,253.25.

4) Office Assistant's Report- (Carmen)

- a. Beginning paperwork for "warrant in debt" for homeowners whose dues are in arrears.
- b. Researching feasibility of assessing fines for non-compliance with HOA covenants.

5) Old Business

a. Renovia common land boundary issues- Using the recently surveyor's markers it appeared that there were some trees in the common area that had been taken down. Also, apparently some trees from the Renovia's homeowner's property that were taken down were now in the Mill Creek common area. Naomi had previously sent an e-mails to 2 different contacts from the LR website stating the disagreement regarding the common area/surveying results. Both came back either undeliverable or not the correct person. She is also awaiting a response from the surveyor to schedule a face-to-face with the LR homeowner, 2 Mill Creek homeowners, surveyor and herself in the hopes of resolving the property line dispute.

b. Biscuit Run-the County will not move the path to the far-side of the creek. They are against relinquishing the field to Foxcroft/Mill Creek. Mike Bronez, the Foxcroft HOA president has suggested a meeting with both HOAs and Mike Pruitt (Scottsville District Supervisor), who owns a house off Southern Parkway. This would give all parties involved an opportunity to suggest solutions to protect our areas from expected foot and vehicular traffic.

c. It was brought up that perhaps it was time to contact an attorney (Pete Caramanis was mentioned) to get a legal review of our easement agreement with the County.

d. For homeowners requesting a mailbox rebuild please contact the HOA for contact information.

6) New Business

a. Once we get the area cleared in the common area on Mill Creek drive across from entrance to Quail Crossing, we'll contact Capital Sheds to build the shed to store HOA items that currently reside in member's homes.

7) Next Board Meeting-Tuesday, November 19, 2024, 7:30 p.m.

8) Adjournment- 8:38 p.m.

