

MILL CREEK SOUTH HOMEOWNER'S ASSOCIATION
Annual Meeting – Cale School – March 16, 2011
Minutes

CALL TO ORDER/ACCEPT AGENDA

The meeting was called to order at 7:09 by President Allison Scholl. A motion was made and seconded to accept the agenda for the meeting.

Nineteen homeowners attended the meeting, including board members Allison Scholl (President), Jim Muehlberg (Treasurer), Michael Wheelwright (Grounds-Maintenance Chair), Dell Erwin (Architectural Review Committee Chair).

CERTIFICATION OF PROXIES

Proxies brought by neighbors were accepted into the record.

INTRODUCTION--ELECTION OF DIRECTORS

Officers elected:

- Secretary-Webmaster, David Robinson
- Grounds-Maintenance Michael Wheelwright
- Social Chair, none
- Member at Large, Barbara Henry

DIRECTORS AND OFFICERS' REPORTS

Written annual reports distributed: Grounds-Maintenance by Michael Wheelwright, Treasurer's Reports by Jim Muehlberg, and Architectural Review Committee by Dell Erwin. (Note: See these reports on www.millcreeksouth.org.)

Treasurer's Report Highlights

- New accounting system—QuickBooks online
- Spend about one-half of dues each year
- Picnic table bought and delivered
- Stream bridge proposed to replace log used to traverse the stream at the pond
- Benches proposed
- Sail shade proposed for playground (Comments: "Cost seems excessive." "How many use the playground?")
- Dues are past due with some still unpaid

NOTE: See website, home page, "2011 Annual Meeting Presentation" for photos of these proposals.

Grounds/Maintenance Report Highlights

- Natural reforestation of slopes continues
- Mowing for season completed
- Trees and shrubs cut at retention pond and on dam structure
- Guard rail repaired
- County police engaged regarding mailbox vandalism

- Nature trail needs attention
- Arrow Wood Creek—ongoing issue discussed with the county and Avon Park Townhouse Development.
- VDOT preparing bid for Arrow Wood Drive culvert replacement. Construction expected in April/May 2011.
- Entrance sign renovated and spotlight repaired
- Contact with Virginia Tech regarding hickory borer infestation

Architectural Review Committee (ARC) Report Highlights

- During 2010, 13 applications approved with good cooperation among homeowners
- Monitored new house construction at 1781 Stoney Creek Drive
- New application to build a new house on Copper Hill Drive
- Website being reviewed to make ARC information more accessible and timely
- Mailbox repairs/replacements continue to be discussed with the board
- New members sought

President's Report Highlights

- Accomplishments
 - Job descriptions created for board/committee positions
 - Identified maintenance ideas
 - Sought ideas from homeowners for community improvements
 - Created \$35,000 reserve account (separate rainy-day fund).
- Goals for 2011
- Create more interaction among residents
- Be good steward of community
- Participate in Day of Caring in September

MISCELLANEOUS

- We are without a social chair. Margaret Weeks graciously volunteered to be in charge of Easter and Halloween events.
- Michael Wheelwright was commended for his outstanding work over the years as chair of Grounds-Maintenance. A tree will be planted in his honor.
- The board has established more financial accountability by ensuring that at least two members check financial statements and records.
- Question: Is third Wednesday of month board meeting cast in stone. Answer: no. However, no change was suggested.
- Question: Are Shady Grove Court condos/townhouses part of our homeowner's association. Answer: no.
- Homeowners cautioned about bear, if appearance reoccurs. Bears in this area do not hibernate like grizzlies and may take long naps, depending on the weather. In the past, they caused destruction of birdfeeders and areas where cat/dog food was on a porch during December. Further sightings occurred last spring. Any sightings should be reported to the board so homeowners can be alerted.
- Concerns were expressed about people leaving garbage containers out for days.

A suggestion was made to consider a single trash collection and obtaining a bulk rate. No action was taken.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

NEXT MEETING

Wednesday, April 20, 7:00 p.m., Cale School. All homeowners are urged to attend.