



Mill Creek South Homeowners Association  
P.O. Box 1283 | Charlottesville, VA 22902 | [www.millcreeksouth.org](http://www.millcreeksouth.org) | [board@millcreeksouth.org](mailto:board@millcreeksouth.org)

## **Board Meeting Minutes**

July 19, 2017

### **Call to Order:**

Carmen Trimble called the meeting to order at 7:04 at the Monticello Fire Station.

### **Present:**

Dave and Cathy Brower, Rhoda Miller, Teresa Olson, Judy Penniman, David Robinson, Dell Erwin, and Carmen Trimble. Mike Stone participated by telephone.

### **Election of Officers:**

David Brower and Mike Stone were elected co-Presidents.  
Rhoda Miller was elected Treasurer.  
Judy Penniman was elected Secretary.

### **Financial Report:**

- As of July 18, 2017, the operational checking account balance was \$11,438.02 and the reserve balance was \$30,364.16.
- Five properties have unpaid HOA dues. Two properties have outstanding collection fees.
- The Board discussed the process for collecting past due HOA dues, and will clarify its enforcement policy at the next meeting.
- Our office manager will send final invoices by certified mail to the property owners who still owe dues for this year requesting payment within two weeks. Legal action will be taken with respect to dues unpaid after that period, and the owners will incur interest, collection, and court costs. Collection costs that are currently outstanding will also incur interest from July 20, 2017.

### **Grounds Report:**

- Chris Finch will replace the dead shrubs at the entrance sign.
- Volunteers have cut back the pine trees at the intersection of Arrowwood and Stoney Creek.
- Teresa Olson will speak to Finch about moving the rotten post at the Arrowwood entrance to the park so that the chain will block vehicles but leave room for strollers to access the path.
- The board noted a report that a vehicle had been left in the park after an apparent drinking party and the police had been summoned. Unauthorized vehicular access to the park is prohibited.

### **ARC Report:**

- A deck proposal was approved for 1778 Stoney Creek Dr.
- A fence proposal was approved for 1621 Sagewood Dr.
- A tree removal request was approved for 1516 Stoney Creek Dr.
- There have been several complaints about property owners removing trees without ARC approval. The covenants prohibit the removal of any living tree with a trunk diameter greater than three inches without the prior approval of the ARC.

**Proposed Amendments to the Covenants:**

- Reasonable maintenance of lawn and property.  
Dave Brower, David Robinson, and Dell Erwin serve on the committee to develop a proposed policy in this area, which should clarify what is meant by “reasonable maintenance” and include a system of fines that the Board could impose for violations. The committee will meet and report back as soon as possible.
- Transient lodging.  
Steve Olson, Jane Kamide and Liz Emery are on the committee to evaluate this issue. They will monitor the proposed changes to the county regulations and recommend what, if any, action should be taken.
- Roadside parking places.  
Dave Brower and David Robinson are working on developing standards for these places, which will then be referred to VDOT for incorporation into its permit process. Parking places require prior approval by the ARC. The committee will develop a form for residents to use in seeking approval, based on conformity with the standards and safety concerns relating to the site chosen for the space.

**Adjournment:**

Dave Brower adjourned the meeting at 9:06.

**Next Meeting:**

The next meeting will be on September 13, 2017.