



Mill Creek South Homeowners Association

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Board Meeting Minutes and Notice of 2018 Dues

November 15, 2017

Call to Order:

Dave Brower called the meeting to order at 7:10 at the Monticello Fire Station.

Present:

Dave Brower, Rhoda Miller, Teresa Olson, Judy Penniman, David Robinson and Carmen Trimble.

Financial Report:

As of November 15th, the operational checking account balance was \$4,723.50 and the reserve balance was \$30,368.25. We are on track to end the year within budget.

2018 Budget and HOA Dues Increase:

The Board voted to increase the 2018 assessment by approximately 10%, to \$113 per year for developed lots and \$28 per year for undeveloped lots. Dues invoices will be mailed out on January 2nd. Payment will be due by February 15, 2018. The major budget items that will increase are maintenance and tree removal. The budget also establishes a contingency fund for unanticipated expenses and allots a small amount to begin a fund for future capital improvements.

The following budget was adopted for 2018:

Income	Amount
2017 Carryover	\$0
2018 Dues	\$23,645
Homeowner Packets	\$330
Other Income	\$180
Total Operating Funds	\$24,155
Reserve Funds	\$30,368
Total HOA Funds	\$54,523

Expense	Amount
Capital Improvements	\$200
Maintenance	\$3,000
Mowing	\$4,500
Pond and Stream Valleys	\$100
Tree Removal	\$2,000
Dog Stations	\$1,250
Insurance	\$1,650
Utilities	\$300
Office Expense	\$1,600
Professional & Legal	\$8,640
Licenses/fees	\$100
Meetings/Socials/Events	\$215
Mailboxes/paint	\$100
Contingencies	\$500
Total Expenses	\$24,155

ARC Report:

The board approved the installation of an outdoor hot tub platform at 1725 Shady Grove.

Reasonable Maintenance of Lawn and Property:

- Dave Brower, David Robinson, and Dell Erwin are developing a list of standards and fines for violation of those standards. The board authorized the committee to seek legal advice to assure that the system would be consistent with Virginia law.
- The Committee also will develop sanctions for the removal of live trees having a diameter of more than 3 inches without ARC approval, which is expressly prohibited by the Covenants.

Roadside Parking Places:

Dave Brower and David Robinson have developed specifications for these places, which will be referred to VDOT for incorporation into a blanket permit for places that follow the specifications. Homeowners must receive approval from the MCS Architectural Review Committee before constructing a roadside parking place.

Lawn Signs:

There are a couple of lots displaying yard signs, which are prohibited by the Mill Creek South Covenants. Carmen will send a letter to the owners in question reminding them of the prohibition.

Adjournment:

Dave Brower adjourned the meeting at 8:49 PM.

Next Meeting:

The next meeting will be on January 31, 2018.

Winter Weather Reminders:

- Removing leaves and other debris from walkways and driveways will improve traction and make them safer, especially during sloppy weather.
- Remember to park all vehicles and equipment as far off the road as possible when snow or ice is forecast. Road crews can more effectively and safely remove snow and ice from roadways if vehicles are out of the way.
- Please check on your neighbors during power outages and winter weather events.