



Mill Creek South Homeowners Association
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Board Meeting Minutes

September 19, 2017

Call to Order:

Mike Stone, Co-President, called the meeting to order at 7:12 PM at Monticello High School.

Present:

Mike Stone, Cathy Brower, Teresa Olson, Steve Olson, and Carmen Trimble.

Financial Report:

- As of September 19, 2017, the operational checking account balance was \$8,477.17 and the reserve balance was \$30,366.22.
- August and September expenditures included landscape services, dog waste station maintenance, removal of a tree from common ground, electricity, and office expenses, postage, and office manager fees.

Grounds Report:

- The azaleas were replaced, the Black-eyed Susan plants were deadheaded, and mulch was added to the area around the entrance sign.
- The rotten post at the Arrowwood entrance to the park has been replaced, the hook on one of the posts at the Shady Grove entrance was replaced, and the chains at both entrances were reinstalled.
- Steve Olson is researching the replacement of the lights at the entrance sign with more efficient LED lights.

ARC Report:

- A request to remove three trees was approved for 1505 Stoney Creek Dr.
- Homeowners are reminded that the covenants prohibit the removal of any living tree with a trunk diameter greater than three inches without the prior approval of the ARC. Trees that are truly dead do not require approval for removal. Please contact the ARC at ARC@millcreeksouth.org if you have any questions.

Proposed Amendments to the Covenants:

- Committees are researching proposed amendments to the covenants regarding reasonable maintenance of lawn and property, transient lodging, and roadside parking spaces.
- Updates will be provided at the next board meeting.

Homeowner Concerns:

There have been several complaints of dogs barking. According to the Albemarle County website:

“The Animal Noise Laws in Chapter 4 of the Albemarle County Code make it unlawful for an owner or custodian of an animal to harbor or keep any animal within the County which

frequently or for a continued duration howls, barks, or makes other excessive, continuous or untimely sound which reasonably disturbs the peace and quiet, comfort, or repose of any person in the County.”

Complaints about barking dogs should be addressed to the Albemarle County Police or to the Albemarle Animal Control office.

Policy on Collection of Mill Creek South HOA Assessments:

The following policy was approved:

- Bills for assessments will be mailed to each property owner in January and are payable by February 15 of each year.
- In accordance with Article VI, Section 7 of the Mill Creek South Covenants, assessments that have not been paid within 30 days of the due date will be charged interest of 6% per year on the unpaid balance, with the interest beginning on the day after the assessment was payable.
- In accordance with Section 55-513.3 of the Code of Virginia, a late fee in the amount of 5% of the unpaid assessment will be charged if the assessment is not paid within 60 days of the due date.
- Reminders will be sent to properties with unpaid assessments in March and April.
- On or about May first, a certified letter will be sent to each owner of a property with an outstanding assessment requesting payment by May 31.
- For dues unpaid by June 1, the HOA will request a court judgment. In addition to the interest and late fee specified above, these properties will incur the following charges:
 - a collection fee of \$60 plus direct costs for mailings to that owner
 - court costs (currently about \$54)
 - 6% interest per year on these collection and court costs, from the date the judgment was entered until these charges are paid.

Other Business:

Carmen Trimble will prepare budget information for discussion at the next board meeting.

Adjournment:

The meeting was adjourned at 8:35 PM.

Next Meeting:

The next meeting will be on November 15, 2017.