



Mill Creek South Homeowners Association
P.O. Box 1283 | Charlottesville, VA 22902 | www.millcreeksouth.org | board@millcreeksouth.org

BOARD MEETING MINUTES - JANUARY 18, 2012

The meeting was hosted by Jean and Mike Wheelwright. Called to order at 7:10pm, adjourned at 8:30pm.

Board Present: David Robinson, Dell Erwin, Dave Segars, Jim Muehlberg, Mike Wheelwright

Neighbors Present: Elaine McGrath and Adele Wood

Architectural Review Committee: Applications – one for replacing cedar siding for HardiePlank and one to build a screened porch.

Mailboxes – Information about approved mailboxes, maintenance tips, dimensions, etc., is posted on our website at <http://millcreeksouth.org/mailboxes>

Grounds: Dave contacted a dam engineer and determined that our dam height falls below the minimum required by the state for inspection. No further action is need for the maintenance of the dam.

Beavers – We have spotted 20+ beavers in the pond area that are destroying our trees at an unsustainable rate. Mike will contact a state trapper to determine the cost of having them removed.

Bridge - We have materials to construct a simple bridge across the creek. It will replace the fallen tree that has been used for years as a bridge. Email david@birchstudio.com if you'd like to join the work party.

Pavilion – We are seeking bids on building a permanent structure in the park. Dave Segars will determine the dimensions and specs. We will combine the community funds remaining from 2011 with the upcoming funds in 2012 to provide a budget base of \$16,500 for the pavilion.

Treasurer's Report: We have \$8,269 in operating fund, \$35,090 in reserves. We are seeking bids on outsourcing our bookkeeping. We are allocating the money left in our operating budget from 2011 to the community fund.

Annual assessments – Invoices are being mailed in the next few days. Dues are \$85 again this year and due February 15. Please pay promptly for everyone's sake.

Education: Dave Segars, a certified Leadership in Energy and Environmental Design (LEED) Engineer, will give his popular presentation, *LEED Tactics for Saving Money and Staying Comfy*, in the first half of the February meeting.

Next Meeting: Wednesday, February 15, 7 pm. Location TBD

SPECIAL NOTES

- **Volunteers Needed** – Open positions: Secretary, Vice President, Webmaster. Please get in touch at board@millcreeksouth.org
- **Annual Meeting** – Wednesday, March 21. Location TBD.

Mill Creek South Home Owners Association
Profit & Loss
January 1-17, 2012

	Total
Income	
Dues	21.54
Total Income	\$21.54
Gross Profit	\$21.54
Expenses	
Total Expenses	
Net Operating Income	\$21.54
Net Income	\$21.54

Tuesday, Jan 17, 2012 12:36:33 AM PST GMT-8 - Cash Basis

Mill Creek South Home Owners Association
 Profit & Loss Detail
 December 2011

Date	Type	Num	Name	Memo/Description	Split	Amount	Balance
Ordinary Income/Expense							
Expenses							
Capital Improvements							
12/05/2011	Check		Lowes		BB&T Basic Business Checking	3.13	3.13
Total for Capital Improvements						\$3.13	
Lighting, Repairs & Electricity							
12/28/2011	Check		Dominion mcs_entrysign		BB&T Basic Business Checking	11.47	11.47
12/28/2011	Check		Dominion mcs_entrysign		BB&T Basic Business Checking	7.42	18.89
Total for Lighting, Repairs & Electricity						\$18.89	
Office Expense							
12/08/2011	Check		Staples		BB&T Basic Business Checking	40.43	40.43
12/19/2011	Check		Birch Studio Graphics		BB&T Basic Business Checking	180.00	220.43
12/22/2011	Check		Quick Books Online		BB&T Basic Business Checking	34.95	255.38
Total for Office Expense						\$255.38	
Total for Expenses						\$277.40	
Net Ordinary Income						\$ -277.40	
Other Income/Expense							
Other Income							
Interest Income							
12/30/2011	Deposit				Reserve Fund	5.09	5.09
Total for Interest Income						\$5.09	
Total for Other Income						\$5.09	
Net Other Income						\$5.09	
Net Income						\$ -272.31	

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Mill Creek South Home Owners Association
Balance Sheet
As of January 17, 2012

	Total
ASSETS	
Current Assets	
Bank Accounts	
BB&T Basic Business Checking	8,269.25
Reserve Fund	35,090.77
Total Bank Accounts	\$43,360.02
Accounts Receivable	
Accounts Receivable	-42.50
Total Accounts Receivable	\$ -42.50
Total Current Assets	\$43,317.52
TOTAL ASSETS	\$43,317.52
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Bal Equity	33,030.84
Retained Earnings	10,265.14
Net Income	21.54
Total Equity	\$43,317.52
TOTAL LIABILITIES AND EQUITY	\$43,317.52

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