



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

BOARD MEETING MINUTES - FEBRUARY 15, 2012

The meeting was hosted at Cale Elementary. Called to order at 7:10pm, adjourned at 8:30pm.

Dave Segars and ____ gave a presentation on Energy Efficiency and Environmental Stewardship in Mill Creek South.

No official business was conducted. Please see attached reports.

MILL CREEK SOUTH HOMEOWNERS ASSOCIATION

Architectural Review Committee Report – February 16, 2012

MEETING. We met on Feb 6 to discuss a complicated application for an enclosed back porch. The homeowner met with us, at our request, so that we could better understand unresolved issues in the application.

APPLICATIONS. We have had only three new applications this year. One for an enclosed back porch, one to replace exterior boards with HardiePlank, and one to replace a patio door.

The porch enclosure was troublesome because the homeowner and contractor did not submit adequate information and because the photo submitted was from a house in another subdivision.

Board member Dan Burke spent a great deal of time talking to the contractor, then explaining to the homeowner at our meeting what issues needed resolving. We were then able to approve the application with an attached caveat, which the homeowner agreed to. She was very appreciative of the help and clarifications ARC provided for her. She had previously complained to a board member that we were taking too long to approve her application, although the ARC did respond in a timely manner. Now she understood why it took longer than she had hoped.

We approved the patio door application and provided the other homeowner with ARC approved HardiePlank samples.

ARC REQUIREMENTS REVISION. This revision is now on our website under the ARC tab.

MAILBOXES. One of our members provided additional photos of mailboxes to show what is preferred, which can be added to those provided by Mike Wheelwright.

Respectfully submitted,

Dell Erwin, Chair, ARC

Mill Creek South Home Owners Association
Balance Sheet
As of February 21, 2012

	Total
ASSETS	
Current Assets	
Bank Accounts	
BB&T Basic Business Checking	8,249.86
Reserve Fund	35,095.23
Total Bank Accounts	\$43,345.09
Accounts Receivable	
Accounts Receivable	-42.50
Total Accounts Receivable	\$ -42.50
Total Current Assets	\$43,302.59
TOTAL ASSETS	\$43,302.59
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Bal Equity	33,030.84
Retained Earnings	10,265.14
Net Income	6.61
Total Equity	\$43,302.59
TOTAL LIABILITIES AND EQUITY	\$43,302.59

Tuesday, Feb 21, 2012 12:33:31 AM PST GMT-8 - Cash Basis

Mill Creek South Home Owners Association
Profit & Loss
January 1 - February 21, 2012

	Total
Income	
Dues	21.54
Total Income	\$21.54
Gross Profit	\$21.54
Expenses	
Lighting, Repairs & Electricity	19.39
Total Expenses	\$19.39
Net Operating Income	\$2.15
Other Income	
Interest Income	4.46
Total Other Income	\$4.46
Net Other Income	\$4.46
Net Income	\$6.61

Tuesday, Feb 21, 2012 12:33:31 AM PST GMT-8 - Cash Basis

Mill Creek South Home Owners Association
 Profit & Loss Detail
 January 2012

Date	Type	Num	Name	Memo/Description	Split	Amount	Balance
Ordinary Income/Expense							
Income							
Dues							
01/01/2012	Invoice	1452	332 COPPER HILL DR	Annual Homeowner Association dues for 1 year.	Accounts Receivable	0.29	0.29
01/01/2012	Invoice	1481	Glenn and Lynn Pribus	Annual Homeowner Association dues for 1 year.	Accounts Receivable	21.25	21.54
Total for Dues						\$21.54	
Total for Income						\$21.54	
Expenses							
Lighting, Repairs & Electricity							
01/31/2012	Check		Dominion mcs_entrysign		BB&T Basic Business Checking	11.47	11.47
01/31/2012	Check		Dominion mcs_entrysign		BB&T Basic Business Checking	7.92	19.39
Total for Lighting, Repairs & Electricity						\$19.39	
Total for Expenses						\$19.39	
Net Ordinary Income						\$2.15	
Other Income/Expense							
Other Income							
Interest Income							
01/31/2012	Deposit				Reserve Fund	4.46	4.46
Total for Interest Income						\$4.46	
Total for Other Income						\$4.46	
Net Other Income						\$4.46	
Net Income						\$6.61	

Tuesday, Feb 21, 2012 12:33:32 AM PST GMT-8 - Cash Basis