



Mill Creek South Homeowners Association
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Annual Meeting Minutes

Mill Creek South Park/Playground
June 4, 2016

- I. Call to Order
The meeting was called to order by David Robinson, President, at 1:40 PM.
- II. Opening Remarks and Welcome
David Robinson thanked all who came out to enjoy the fellowship and show their support for the neighborhood.
- III. Year in Review
 - A. Treasurer's Report (presented by Carmen Trimble, Office Manager)
As of June 1st, the operational checking account balance was \$12,115.92; the reserve account balance was \$30,350.51. Payments for 2016 HOA dues have been received from all but six homeowners. All dues from previous years have been paid. Fees and collection costs remain unpaid for three properties. Carmen presented an overview of expenditures for the past year and reviewed the 2016 budget.
 - B. Grounds Report (presented by David Robinson for Michael Wheelwright, Grounds Chair)
 - Mowing and dam maintenance began in March.
 - A new Dog-i-Pot station was installed on Stoney Creek Dr. near the big bend, and the one on Arrow Wood Dr. was replaced.
 - Doody Calls was hired to service the Dog-i-Pot waste stations weekly.
 - A tree was removed from Arrow Wood Dr.
 - County officials responded to an abandoned jeep on Arrow Wood Dr. and a carpenter's trailer that was interfering with visibility on Shady Grove Ct.
 - The mulch on the playground was removed and replaced with fresh mulch.
 - Shrubs were pruned around the retention pond.
 - A number of potholes were repaired.
 - C. Architectural Review Committee Report (Presented by Carmen Trimble)
 1. The following projects were approved over the past year:
 - An addition to 225 Homestead Lane
 - Installation of a new window at 1707 Bent Tree Ct.
 - Addition and renovations at 456 Hidden Ridge Rd.
 - A sunroom addition at 1627 Stoney Creek Dr.
 - A sunroom addition and shed at 1548 Stoney Creek Dr.
 - A fence at 1773 Stoney Creek Dr.
 - Installation of a radon mitigation system at 235 Homestead Ln.
 - A fence at 1757 Stoney Creek Dr.
 - A fence at 1624 Shady Grove Ct.
 - A color change at 318 Whispering Oaks
 2. A proposal for new house on a vacant lot on Stoney Creek Dr. is under review.
 3. Adele Wood is gathering paint, stain, and siding samples and updating the master color lists.

D. Traffic Calming and Pedestrian Safety

David Robinson has been in conversation with VDOT about traffic calming measures to improve pedestrian safety in our subdivision. VDOT refused his request to have a bike/pedestrian lane installed, and they said speed humps and additional stop signs would not be effective. Their suggestion was to remove the solid yellow center line markings from Stoney Creek Dr., thus allowing vehicles greater flexibility in moving around pedestrians and bicyclists. Additional police officer presence might also be effective. Carmen Trimble will follow up with the Albemarle Co. Police department regarding this option.

E. Community Update (presented by Adele Wood, Community Liaison)

1. The Southside Citizens Library Committee continues to gather information for a possible library in our area. Meetings have been held with the head of the Jefferson Madison Regional Library and with the local schools to see what is needed in this community library. In addition to its function as a library, this potential new facility is envisioned as a community center where folks can gather for a variety of purposes.
2. Parking concerns in downtown Charlottesville have Albemarle County leaders exploring options for moving the courts and county offices out of the downtown area. Possible areas for relocation include property behind the Monticello Fire and Rescue Station and property along Route 29 North.
3. Plans to develop and connect existing trails between 5th Street Station and Biscuit Run State Park are moving forward. This project will involve the cooperation of the adjacent neighborhoods, including Fox Croft, Mill Creek, Lake Reynovia, and Mill Creek South. This project is in the planning phase.

IV. Annual Election

Carmen Trimble discussed the role of the Directors on the Board and fielded questions about their responsibilities. The following new directors were elected: Tyler Bolin, Judy Penniman, David Brower, Cathy Brower, and Rhoda Miller. They will be joining David Robinson and Jane Kamide. Congratulations and thank you to all who agreed to serve the neighborhood! New officers will be elected at the first official meeting of the Board in July.

V. Homeowner Concerns

- A. There have been a number of complaints about lawns that have not been mowed. Our covenants specify that every homeowner must have "reasonable maintenance of lawn," but there are no guidelines as to what this means specifically. There are no County guidelines concerning grass and lawns, unless the property is vacant. It was proposed that a committee be formed to explore this issue.
- B. The prevalence of mosquitoes and the associated mosquito-borne disease was cited as a concern by neighbors. Standing water contributes to mosquito growth, so all were encouraged to eliminate any sources of standing water. It was noted that some of the neighborhood drainage ditches have become clogged, resulting in standing water. The board will research means of correcting this flow. A number of companies that specialize in mosquito control were mentioned as resources for homeowners.
- C. Adele Wood has been updating the paint and stain samples for the subdivision. She has proposed adding new colors to the palette of acceptable colors. This issue will be discussed by the new board.

VI. Adjournment

The meeting was adjourned at 3:01 PM.

VII. Next Meeting:

Board meeting: July 26, 2016, 7:00 PM, location to be determined.