



Mill Creek South Homeowners Association

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## Board Meeting Minutes

March 16, 2016

### Call to Order:

The meeting was called to order by David Robinson, President, at the Monticello Fire & Rescue Station at 7:06 PM.

### Present:

David Robinson, Adele Wood, Mary Maldonado, Michael Wheelwright, Jane Kamide, and Carmen Trimble

### Financial:

As of March 16th, the operational checking account balance was \$16,740.31; the reserve account balance was \$30,725.02. Payments for 2016 HOA dues have been received from all but 32 homeowners. Liens will be filed against four properties that have outstanding bills from previous years. All legal and administrative fees associated with the collection efforts will be billed to the homeowner, with interest.

### Grounds Report:

- All grounds maintenance punch list items from last fall have been completed.
- The posts for the entrance sign have weathered sufficiently for them to now be stained.
- Mowing of the common grounds will begin in April.
- The mulch in the playground has decomposed to the point of needing to be replaced. Michael Wheelwright will coordinate the mulch removal and replacement.
- Michael Wheelwright and David Robinson will review the proposed bench site locations to determine what prep work needs to be done.
- A number of potholes and pavement spalls require the attention of VDOT. Michael Wheelwright will compile a list to send to Joel DeNunzio (434-422-9373) of VDOT.

### Architectural Review Committee Report:

- An addition to 225 Homestead Lane was approved.
- Installation of a new window at 1717 Bent Tree Court was approved.
- Carmen Trimble is gathering paint, stain, and siding samples and updating the master color lists. She will coordinate a visit by the Board and ARC to one of the local building design shops to view shingle and other roofing options.

### Annual Meeting:

The 2016 Annual Meeting will be Saturday, May 14<sup>th</sup> in the neighborhood's park/playground. The meeting will begin at 3:00 PM, followed by a potluck picnic. Please consider serving on the HOA board. We need your input and help! Several of our current board members have served multiple terms already and are ready to pass the torch to someone else. The board meets every other month, so it should not require a huge time commitment from you. If you are interested in serving on the board, please let us know!

The picnic will begin around 5:00 PM. The HOA will provide fried chicken, soft drinks, sno-cones, and paper products. Help is needed to coordinate activities, especially for our youngsters. Are you skilled at face painting, lawn games, making balloon animals, magic, or something else? We NEED you! If you have any ideas or are willing to help out, please contact the office.

### Dog-i-Pots:

The new Dog-i-Pot that was installed on Stoney Creek Drive by the big curve has been well received. The board decided to order a new station just like it to replace the one on Arrow Wood near Whispering Oaks. The board also decided to

hire Doody Calls to handle the weekly dog waste station maintenance. Thank you to all our volunteers who have helped with this sometimes unpleasant task.

**Homeowner Complaints:**

In response to several informal complaints related to vehicles and parking in our subdivision, the board met with VDOT representatives, consulted with the Albemarle County Police, and reviewed the Mill Creek South governing documents. A guidance document regarding vehicles and parking has been created and will be distributed to every homeowner.

**Community Update:**

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.

Plans to develop and connect existing trails between 5<sup>th</sup> Street Station and Biscuit Run State Park are moving forward. Community trail maintenance of the existing trail segments in the Avon Street corridor neighborhoods will demonstrate local interest in this project.

**Adjournment:**

The meeting was adjourned at 9:00 PM.

**Next Meeting:**

Annual meeting & Picnic: May 14, 2016, 3:00 PM, Mill Creek South park/playground

Board meeting: July 20, 2016, 7:00 PM, location to be determined