



Mill Creek South Homeowners Association
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Board Meeting Minutes

July 26, 2016

Call to Order:

The meeting was called to order by David Robinson, President, at the Monticello Fire & Rescue Station at 7:02 PM.

Present:

David Robinson, Adele Wood, Michael Wheelwright, Jane Kamide, Teresa Olsen, Dave Brower, Cathy Brower, Rhoda Miller, Cheryl Atkinson, Susan Perry, Jay Perry, Natalie Somer, Dick Somer, Judy Penniman, Dell Erwin, and Carmen Trimble

Financial:

As of July 26th, the operational checking account balance was \$8,557.30; the reserve account balance was \$30,351.75. Six homeowners have outstanding balances.

Grounds Report:

- After many years of service, Michael Wheelwright has retired from the Grounds Committee. His service is greatly appreciated by the community. David Robinson has taken over some of the grounds committee responsibilities, but additional committee members are needed. This committee focuses on the following: management of the open spaces; watersheds, creeks, and the retention pond; road issues; and tree issues on common grounds.
- A proposal to construct a new walking path along the southern side of Stoney Creek Dr. was presented. This path would be located on common ground, roughly between Shady Grove Ct. and Arrow Wood Dr. This gravel path would be landscaped and include a footbridge over the drainage area. The Board will continue to review this proposal.
- General common grounds maintenance continues.

Architectural Review Committee Report:

- A new house on Stoney Creek Dr. was approved.
- The removal of a live tree at 408 Hidden Ridge Rd. was approved.
- Tree removal and landscape work at 1656 Stoney Creek Dr. was approved.
- Adele Wood has created new color sample binders containing approved Mill Creek South exterior paint and stain colors. Adele noted that although some colors are no longer available, some of the new colors are compatible with the earth tones used in Mill Creek South. The committee will review the options and determine which colors should be approved for future use.
- A new form for submitting live tree removal requests was adopted. This will be placed on the website.

Officer Elections:

David Robinson will remain President, Jane Kamide will remain Secretary, and Rhoda Miller was elected Treasurer. A Vice President is still needed. David Brower agreed to serve on the ARC with Teresa Olsen and Steve Nelson.

Speed Control and Vehicle/Pedestrian Safety:

A roadway safety flyer was distributed to all Mill Creek South residents. The board received information about hiring off-duty officers to assist with speed control. Additional signage alerting drivers to slow down and be cautious is being considered as well.

Homeowner Concerns:

- **Lawn and home maintenance:**
In response to concerns about home and lawn maintenance, subcommittees were formed to develop guidelines for both. These may include information about covenant requirements and restrictions, helpful tips, and checklists. Specific areas of concern are roofs, walls, windows, driveways, lawns, retaining walls, and drainage/stormwater control. Regular maintenance is not only good for your home and property in general, it also helps retain the highest resale value.
- **Mosquitos:**
Concerns about mosquito borne illnesses were voiced. Homeowners are urged to observe best practices for mosquito and pest control, including maintaining all drainage areas so water flows freely, and eliminating stagnant or standing water. Mosquito control companies offer other solutions as well.
- **Potholes, pavement erosion, and road maintenance:**
VDOT has addressed all issues that have been reported to them by the Board.
- **Bears:**
A flyer was distributed to all homeowners to alert them of increased bear sightings and activity in the neighborhood.

Community Update:

Plans to develop and connect existing trails between 5th Street Station and Biscuit Run State Park are moving forward. Additional information will be available as 5th Street Station nears completion.

TING:

Jane Kamide and others expressed an interest in having TING bring their high speed fiber internet to Mill Creek South. TING determines where to expand their service based on consumer requests. Jane will research this issue further.

Adjournment:

The meeting was adjourned at 8:55 PM.

Next Meeting:

Board meeting: September 21, 2016, 7:00 PM, Monticello Fire & Rescue Community Meeting Room.