



Mill Creek South Homeowners Association
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Board Meeting Minutes

September 21, 2016

Call to Order:

The meeting was called to order by David Robinson, President, at the Monticello Fire & Rescue Station at 7:10 PM.

Present:

David Robinson, Teresa Olsen, Margaret Weeks, Dave Brower, Cathy Brower, Judy Penniman, Tyler Bolin, and Carmen Trimble

Financial:

As of September 21st, the operational checking account balance was \$7,756.75; the reserve account balance was \$30,354.08. Four properties have outstanding balances. The Board authorized Carmen Trimble to file Warrants-in-Debt against the three homeowners with outstanding dues. David Robinson will consult with an attorney about filing liens on the two properties for which judgements were issued but have not been repaid in full. Carmen will prepare a draft 2017 budget for discussion at the November meeting.

Grounds Report:

- Several folks were nominated to serve with David Robinson on the Grounds Committee. He will consult with them directly about their willingness to serve in this capacity.
- The Board discussed a proposal to construct a new walking path on common ground along the southern side of Stoney Creek Dr., located approximately between the intersections with Shady Grove Ct. and Arrow Wood Dr. The path would provide a safer place for pedestrians to walk along this stretch of the road. The option of ultimately extending the pathway down the entire length of Stoney Creek Dr. also was discussed. David Robinson will create an informational flyer about this proposal to distribute to the homeowners for their input.

Architectural Review Committee Report:

The following proposals were approved:

- The removal two trees at 1766 Stoney Creek Dr.
- A solar panel installation at 1450 Stoney Creek Dr.
- Construction of a new fence at 1603 Stoney Creek Dr.
- A front porch addition at 1672 Stoney Creek Dr.

Subcommittees are developing guidance documents regarding lawn and home maintenance. There is concern that lack of maintenance can have a negative effect on property values, and that certain lawn maintenance practices may create safety hazards or encourage unwanted pests.

Speed Control and Vehicle/Pedestrian Safety:

David Robinson will inquire with VDOT about the possibility of adding additional speed limit signs along Stoney Creek Dr. Speed control signs are available for purchase; issues to consider include expense, maintenance, theft, vandalism, and insurance.

Officer Election:

Tyler Bolin was elected Vice President.

Sewer Easement Request:

Faith Temple Church on Avon Street Ext. has requested a sewer easement through common ground behind 1786 Stoney Creek Dr. No objection was expressed. The Board will confer with an attorney regarding such an easement before a final determination is made.

Files and Archives:

Office Manager Carmen Trimble has been digitizing and organizing HOA documents and files and loading them in DropBox. The Board agreed to the purchase of a storage drive for the purpose of maintaining an additional archive of the files.

Adjournment:

The meeting was adjourned at 9:15 PM.

Next Meeting:

Board meeting: November 16, 2016, 7:00 PM, Monticello Fire & Rescue Community Meeting Room.